

DOWNTOWN FORT LAUDERDALE FLEX/MIXED-USE

727 N ANDREWS AVENUE
FORT LAUDERDALE, FL 33311



**LISTING
WEBSITE**



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

N Andrews Ave

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PROPERTY SUMMARY

VERSATILE MIXED-USE INDUSTRIAL/FLEX PROPERTY WITH TWO APARTMENT UNITS

Lee & Associates presents an exceptional opportunity to acquire a 6,050 SF mixed use property situated on 0.34 acres in the heart of Fort Lauderdale. The property will be delivered vacant upon closing, making it an ideal opportunity for an owner-user looking to invest in real estate for their business operations or an investor looking to acquire unique opportunities close to Downtown Fort Lauderdale. The versatile layout includes 4,600 SF of industrial/flex space, complemented by a 1,228 SF second-floor apartment divided into two residential units, offering additional income potential. The industrial improvements include a retail showroom with direct frontage along Andrews Avenue, two oversized grade-level overhead loading doors and a secured fenced yard.

Ideally positioned along N. Andrews Avenue, the property benefits from excellent visibility and convenient access to I-95, Sunrise Boulevard (SR 838), Broward Boulevard, and US-1, providing efficient connectivity throughout Broward County and South Florida. The location is minutes from Downtown Fort Lauderdale, Flagler Village, the Brightline and Tri-Rail stations, Port Everglades, and Fort Lauderdale-Hollywood International Airport, making it well-suited for businesses requiring strong transportation access and proximity to a growing commercial and residential population.



For more information, please contact one of the following individuals:

MARKET ADVISORS

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ASKING: \$1,800,000



6,050 SF TOTAL BUILDING SIZE

- ◆ 2 Apartment Units on Second Floor
- ◆ 4,600 SF Industrial/Flex Warehouse
 - 2665 SF 1st Fl Showroom & Warehouse
 - 1,536 SF Rear Warehouse
 - 400 SF 1st Floor Storage Garage
 - 1,228 SF 2nd Floor Apartments
 - 221 SF Overhang
 - Covered Awning
- ◆ 2 Grade Level Loading Doors
- ◆ Versatile Retail/Showroom Storefront
- ◆ 0.34 Acre Gated Lot

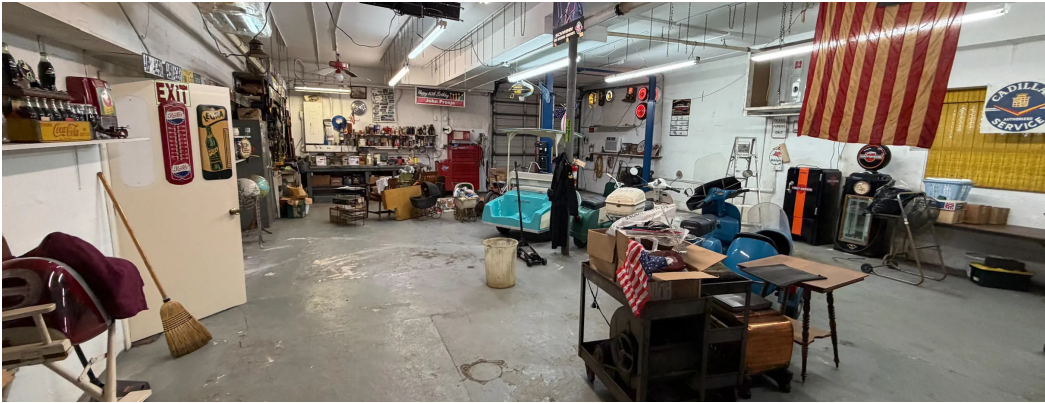


Downtown FTL Location & Access:

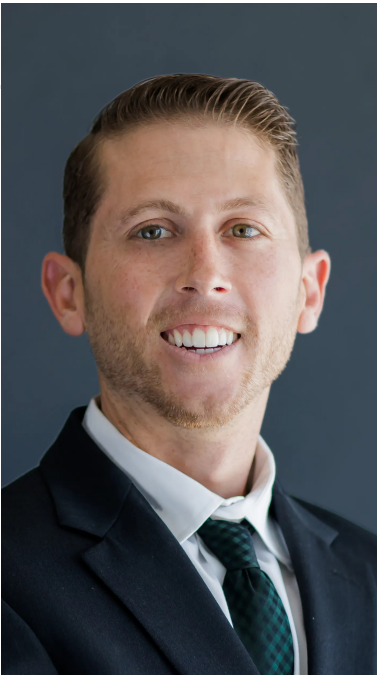
- ◆ Direct Fronting on N Andrews Ave
- ◆ 0.5 mi to US-1 N Federal Hwy
- ◆ 1 mi to Las Olas Blvd
- ◆ 1.7 mi to I-95
- ◆ 7.5 mi to Fort Lauderdale Int'l Airport



PROPERTY PHOTOS



CONTACT US



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