

# FOR SALE

RETAIL | RESTAURANT | OFFICE

2919 E COMMERCIAL BLVD  
FORT LAUDERDALE, FL 33308

RETAIL SPACE

## Property Facts

Sale Type	Investment
Property Subtype	Medical
Building Class	B
Price	\$4,500,000
Cap Rate	4.89%
Tenancy	Single
Typical Floor Size	3,100 SF
Land Acres	0.08 AC
Zoning	CB, Fort Lauderdale
Property Type	Office
Building Size	6,200 SF
Year Built / Renovated	1979 / 2020
Price Per SG	\$726
NOI	\$220,000
Building Height	2 Stories
Building FAR	1.78

## Amenities

- ✓ 24 Hour Access
- ✓ Air Conditioning
- ✓ Signage
- ✓ Close to Everything
- ✓ Reception
- ✓ Plenty of Parking
- ✓ Natural Light

## Highlights

- ✓ The property on East Commercial Boulevard features 6,421 +/- sq.ft. of prime new medical office space that has been completely built out."
- ✓ The large elevator makes access to both floors very convenient.
- ✓ Located less than one mile to Holy Cross Hospital & Beautiful Laudersale-By-The-Sea.
- ✓ The space can be subdivided into 3,421 sq.ft. on the first floor, 3,000 sq.ft. on the second floor, or the entire space.
- ✓ This building is hurricane-resistant, with new impact doors and glass, a new roof, and new HVAC.
- ✓ This is one of the few medical buildings in the area with a complete new turnkey medical build-out.
- ✓ This is a two-story building with 10 exam rooms, 5 offices, a break room, 2 waiting rooms with a reception area, 4 bathrooms, and one shower



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