



Retail / Warehouse Bldg

1250 W Sunrise Blvd.

Ft. Lauderdale, FL



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PROPERTY INFORMATION



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LOCATION

Located at 1250 W Sunrise Blvd. Ft. Lauderdale, FL 33311

- Located on the south side of Sunrise Blvd just east of I-95 and bordered by NW 13th Terrace and NW 12th Terrace
- 230' frontage along Sunrise Blvd
- Convenient access to I-95, I-595, Federal Hwy, and the Florida Turnpike

BUILDING INFORMATION

- Built in 1993
- 20,427 square feet
- Building FAR 0.40
- 2 separate store fronts
 - Tire Hut: 15,000 sf
 - Tint World: 5,400 sf
- 53 parking spaces for a ratio of 1/400sf

INGRESS & EGRESS

Ingress and egress from both directions along Sunrise Blvd.

- Access from the West has three access points
 - Right in from NW 12 and NW 13 Terrace
 - Curb cut in middle of site
- Access from the East has curb cut along Sunrise Blvd
 - Deceleration lane with turn into the property



ZONING INFO

B-3 - Heavy Commercial/Light Industrial Business District is intended for heavy commercial business uses, wholesale, warehousing, storage operations and establishments conducting activities of the same general character. The B-3 district is located along major transportation arterials which have convenient access to the interstate yet are limited in their accessibility to local streets thereby limiting high traffic generating commercial business uses at such locations

BUILDING INFORMATION

Address	1250 W Sunrise Blvd. Ft. Lauderdale, FL 33311
Site/Building Size	1.08Acres and 20,427 square feet
Year Built	1993 - Roof in 2006
Current Zoning	B3 - Heavy Industrial
Parking	53 spaces or 1 per 385 sf
Frontage	229' along Sunrise Blvd
Traffic Counts	65,000 cars per day
Parcel ID	5042 04 15 0110
Access	right in - right out- left in

Parcel	Parcel ID	Size
1	Tire Hut - retail and warehouse space	15,000 sf
2	Tint World - retail and warehouse space	5,400 sf

Other Terms:

Owner will sell 40 year old business. Please contact us for details

Asking Price: \$6,500,000

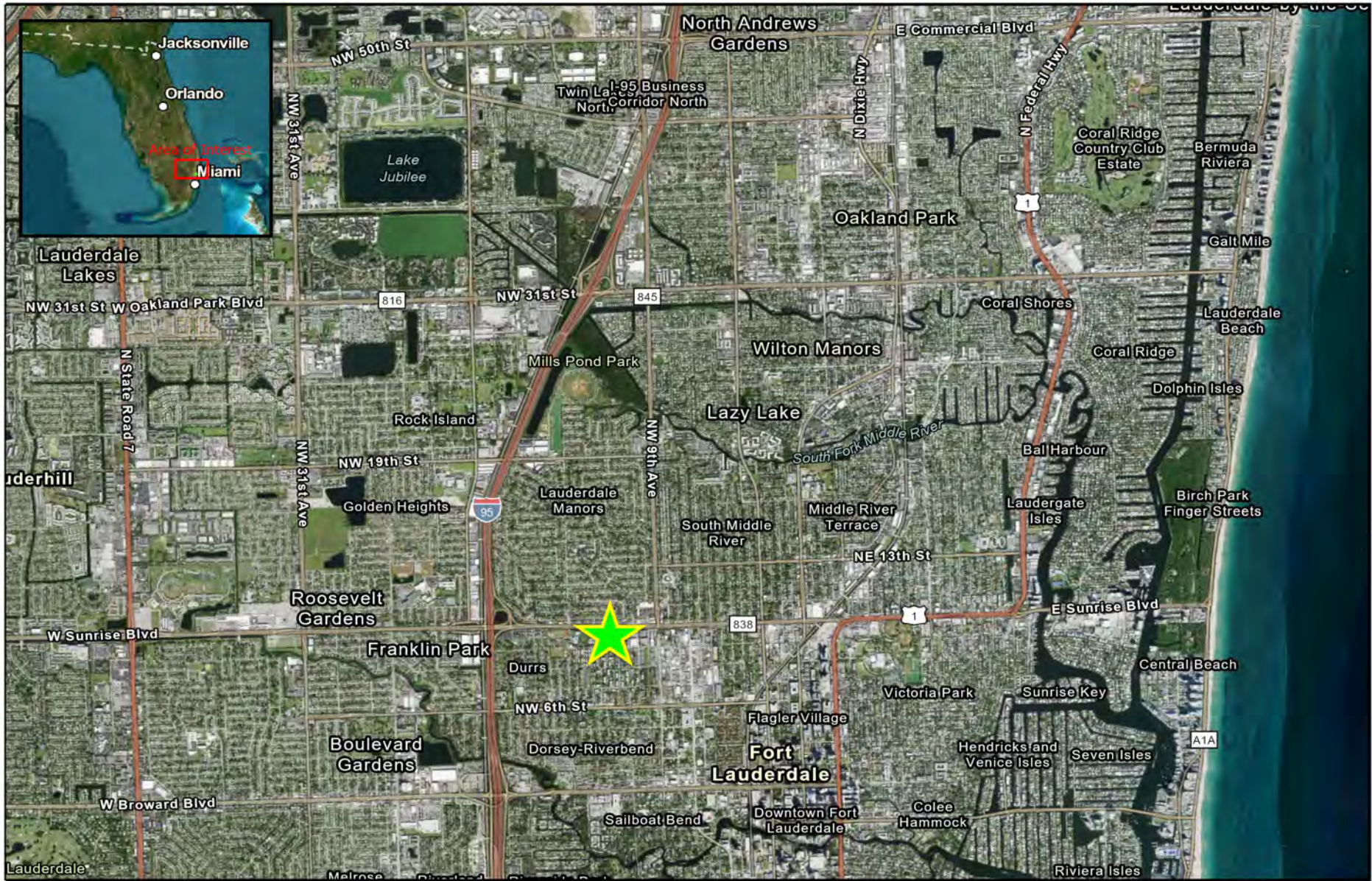


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Photos & Maps

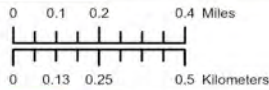


PHOTOS



IMPORTANT DISCLAIMER:
 This map is a conceptual or planning tool only. RMCC does not guarantee or make any representation regarding the information contained herein. It is not self-executing or binding, and does not affect the interests of any persons or properties, including any present or future right or use of real property.

BASE CREDITS:
 State plane projection, Florida east zone, NAD 83-HARN, US feet.



PID: 504204150110 ~1.08 acres

**1260 W Sunrise Blvd
 Ft. Lauderdale, FL, 33311**

REALTY MASTERS

Realty Masters Commercial Corp.
 1015 N. Powerline Rd., Ft. Lauderdale, Florida 33311

Map Date: October 2024
 Author: Allie Lamb

PHOTOS



PHOTOS



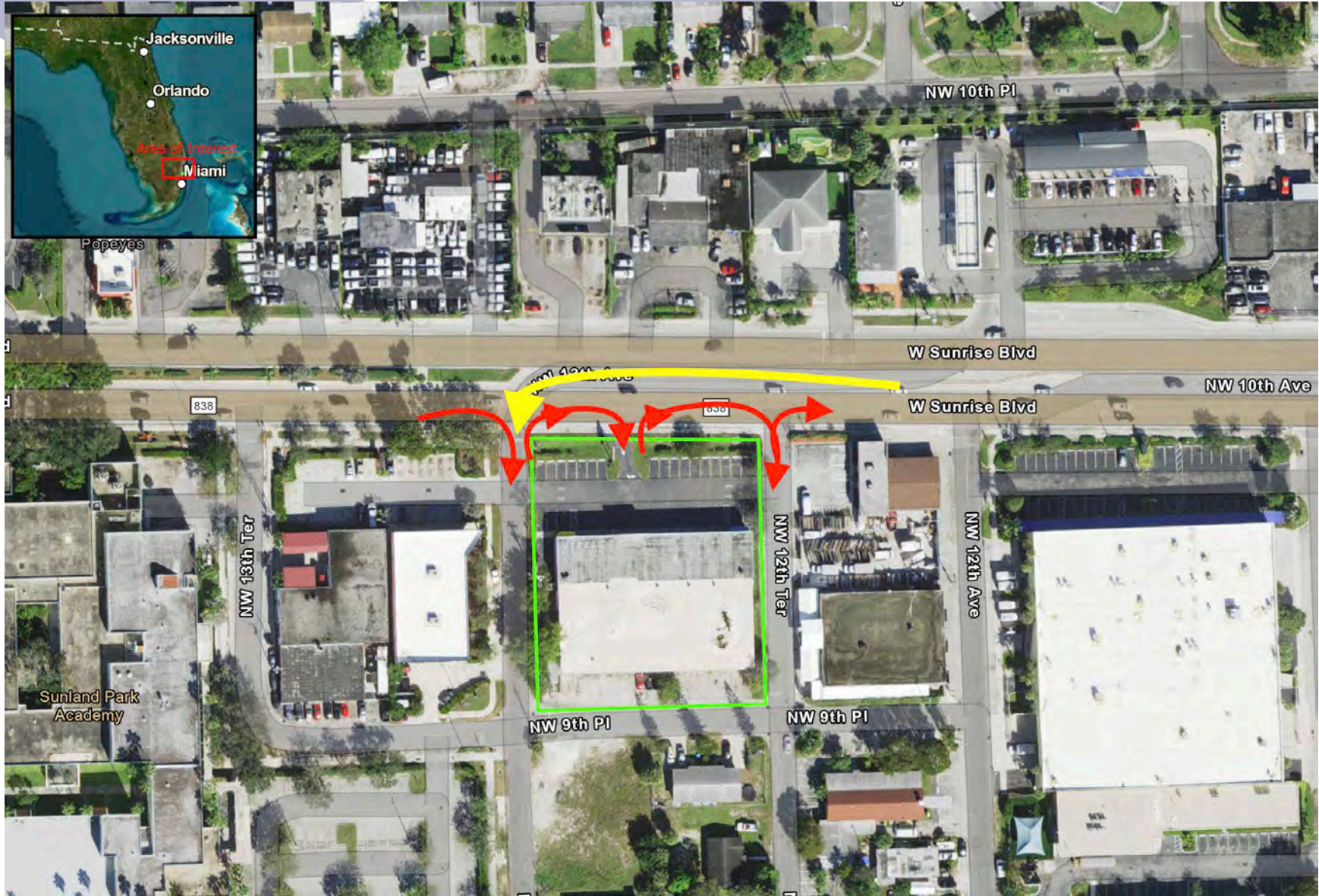
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PHOTOS



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INGRESS & EGRESS



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TERMS & CONDITIONS

The Seller has engaged RealtyMasters Commercial Corp to serve as the exclusive real estate broker to market and receive offers on the property. All offers should be made subject to the Limitations and Disclaimers, as well as, but not limited to, consideration of the following assumptions:

All sales are "As-Is". Buyers are strongly encouraged to complete their own due diligence related to but not limited to, the value, condition and status of the asset.

The Seller will deliver free and clear title to the property.

RealtyMasters and the Seller make no representation as to the description, condition, or suitability of the property.

The property described in this document may not be available for sale due to the Seller's negotiations with buyers. Neither the Seller nor Realty Masters are required to update this document to reflect such changes



All inquiries and offers should be submitted to the listing broker

PRIMARY CONTACT:

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STATEWIDE COMMERCIAL BROKERAGE

REALTY MASTERS

Office

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Licensed Real Estate Brokers