


FOR SALE

 4351 SW 25th St,
Fort Lauderdale, FL 33317

PRESENTED BY:
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LIFESTYLE
INTERNATIONAL REALTY



PROPERTY OVERVIEW

Property Type	DEVELOPMENT SITE / RESIDENTIAL LAND
Building Size	4,541 SF
Lot Size	1.82 acres / 79,279 SF
Submarket	FORT LAUDERDALE
Parcel ID	504137010970
Building	2
Stories	1
Price	\$1,400,000
County	UNINCORPORATED BROWARD
Parking	PAVED DRIVEWAY
Year Built	1955
Zoning	A-1



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PROPERTY KEY FACTORS

 4351 SW 25th St, Fort Lauderdale, FL 33317

LOCATION

- NEAR MANY MAJOR HIGHWAYS (I-595, 441, TURNPIKE)
- HIGH DEMAND NEIGHBORHOOD
- OVERSIZED LOT IN RESIDENTIAL ZONING
- CENTRALLY LOCATED IN THE HEART OF FORT LAUDERDALE / HOLLYWOOD.

ZONING

- A-1

FEATURES

- DEVELOP UP TO 9 SINGLE-FAMILY HOMES ON APPROX 7,500 SF LOTS EACH. BUILDABLE UP TO 40% (3,000 SF) HOMES.
- CONNECTED TO CITY WATER & SEWER
- UNINCORPORATES BROWARD
- EXISTING STRUCTURES INCLUDE A 5-BEDROOM MAIN HOUSE AND A 2-BEDROOM GUEST HOUSE.



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ZONING

4351 SW 25TH ST
FORT LAUDERDALE, FL 33317-6688

Property Use:

01 / RESIDENTIAL - SINGLE FAMILY

Land Use:

Residential - Single Family (01)

Zoning: A-1

Lot Size: 1.82 acres / 79,279 sf

Waterfront: No

Subdivision: NEWMANS SURVEY SUB NO 1 &
2

Census Tract/Block: 070101 / 3001

Twn: 50E **Rng:** 41S **Sec:** 37

Block: **Lot:**

Coordinates: 26.0912(lat) -80.209(lon)

Legal Description:

NEWMANS SURVEY SUB NO 1 & 2 2-26 D 24-50-41 TR 1 E
150 IN 24-50-41 TIER 12

A-1 Residential zoning. Allows to build up to 9 Single-family homes.



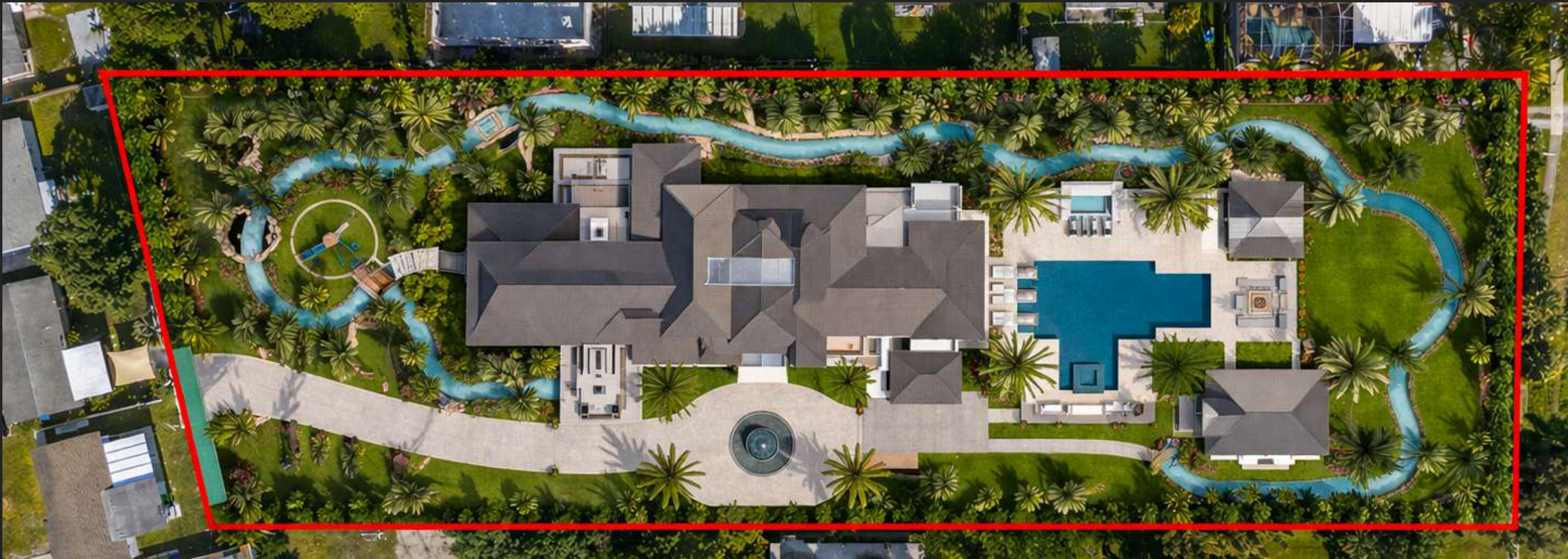
CONCEPTS FOR DEVELOPMENT

9-HOME COMMUNITY



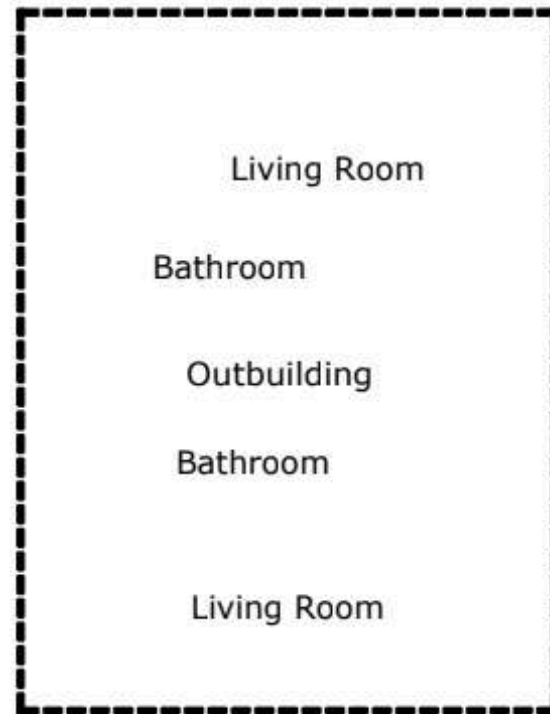
CONCEPTS FOR DEVELOPMENT

SINGLE HOME COMPOUND

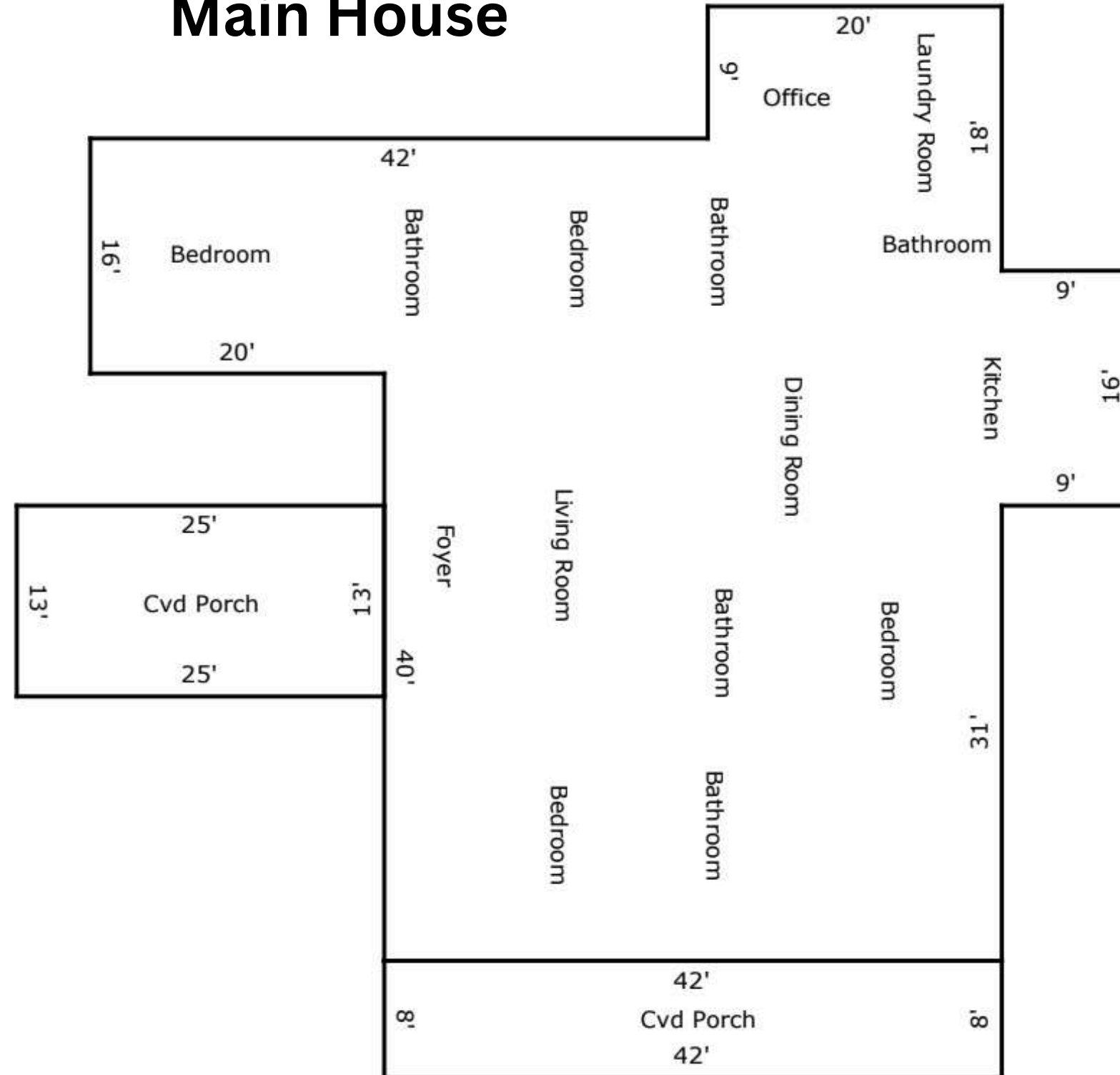


EXISTING BUILDING FLOORPLAN

Guest House



Main House





FOR MORE INFORMATION CONTACT

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Realtor**

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