

EXECUTIVE SUMMARY

MANHATTAN TOWER

701 Bayshore Drive
Fort Lauderdale, FL 33304

LIST PRICE \$12,500,000

LOT SIZE 175' X 100' ON THE INTRACOASTAL
IMPROVEMENTS: 13.093 SQ FT

CONFIGURATION

12-18 UNITS (THREE 2 BEDROOM APARTMENTS ARE FLEXIBLE TO A ONE BEDROOM APARTMENT PLUS A HOTEL ROOM)

3 STUDIO APARTMENTS WITH FULL KITCHENS (2 ON THE POOL AND 1 ON THE WATER)

6 ONE BEDROOM/ ONE BATH APARTMENTS (1 DELUXE ON WATERFRONT, 2 ON THE POOL FIRST FLOOR, 3 ON POOL SECOND FLOOR)

3 TWO BEDROOM/ TWO BATH APARTMENTS (ALL ON THE WATERFRONT/PRIVATE BALCONIES)

1 PENTHOUSE: THREE BEDROOM/ THREE BATH APARTMENT (ENCOMPASSING THIRD FLOOR) THIS APARTMENT IS OCCUPIED BY OWNERS/ NEVER RENTED.

IN ADDITION THERE IS ONE SMALL STUDIO APT WITH A BATH. IT IS USED FOR RESTAURANT STORAGE.

ONE STUDIO APARTMENT HAS BEEN CONVERTED TO COMMERCIAL KITCHEN FOR THE RESTAURANT. THE BATHROOM FOR THIS APARTMENT WAS CONVERTED TO A HANDICAP BATHROOM FOR THE RESTAURANT AND COMMON AREAS. THE RESTAURANT IS LICENSED FOR INDOOR SEATING FOR 15. OUT DOOR SEATING ON THE WATERFRONT DECK AND GARDEN,

PROPERTY HAS NOT BEEN DESIGNATED AS HISTORICAL AND THERE ARE NO KNOWN LEGAL IMPEDIMENTS TO REDEVELOPMENT.