

Oakland Park Property For Sale

THE *Keyes* CO.

370 NE 44th St, Oakland Park, FL 33334



FOR MORE INFORMATION, PLEASE CONTACT:

Ilan Lewinger

Commercial Specialist

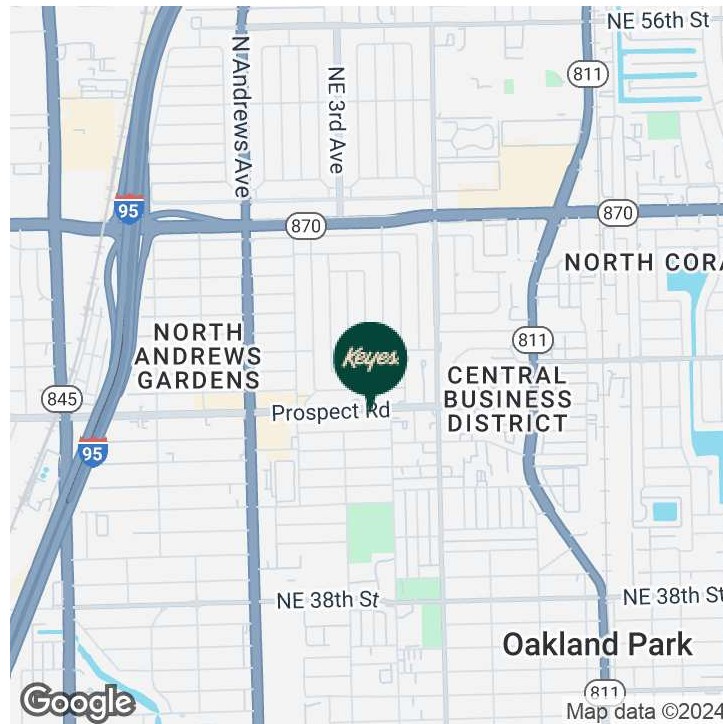
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Keyes Commercial

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$517,702
Building Size:	1,654 SF
Available SF:	
Lot Size:	5,797 SF
Number of Units:	1
Price / SF:	\$313.00
Year Built:	1965
Zoning:	B2

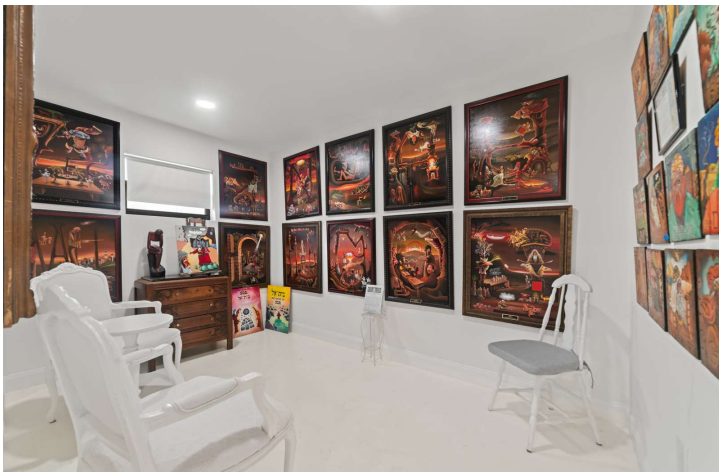
PROPERTY OVERVIEW

Price Adjustment! This 1,654 SF office building presents an opportunity for both owner/users and investors alike. Liberally zoned B2, the property is perfectly suited for a professional office or retail business. With a strategic location and an ideal size, this property is poised to meet the needs of a buyer seeking entrance into the thriving Oakland Park area.

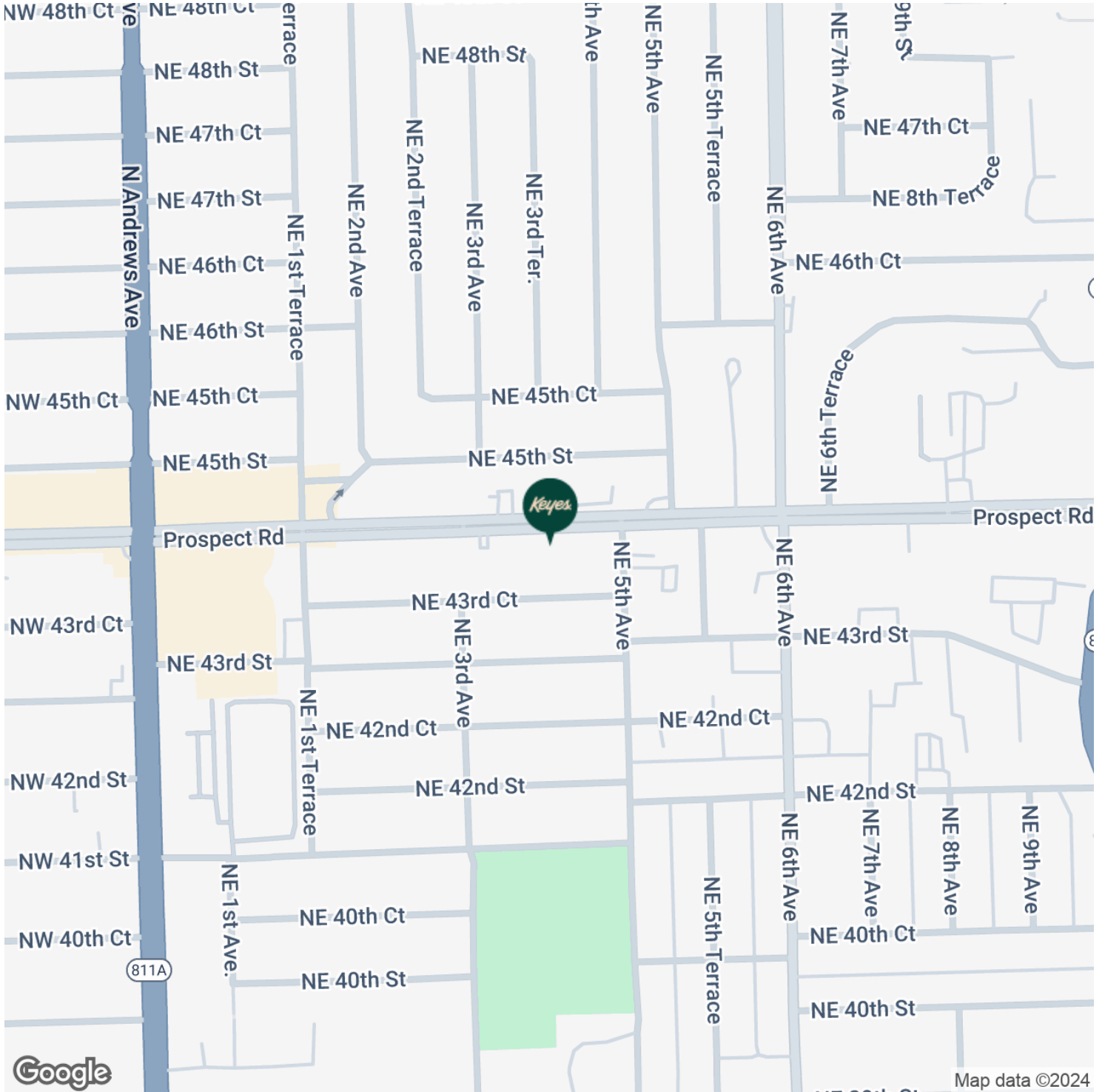
PROPERTY HIGHLIGHTS

- Price Adjustment!
- Ideal for Owner/User or Investment Opportunity
- Zoned B2
- Ample Parking Available
- Xtra Large Washing Sink Included
- Convenient Access to Highways
- Proximity to Dining Options

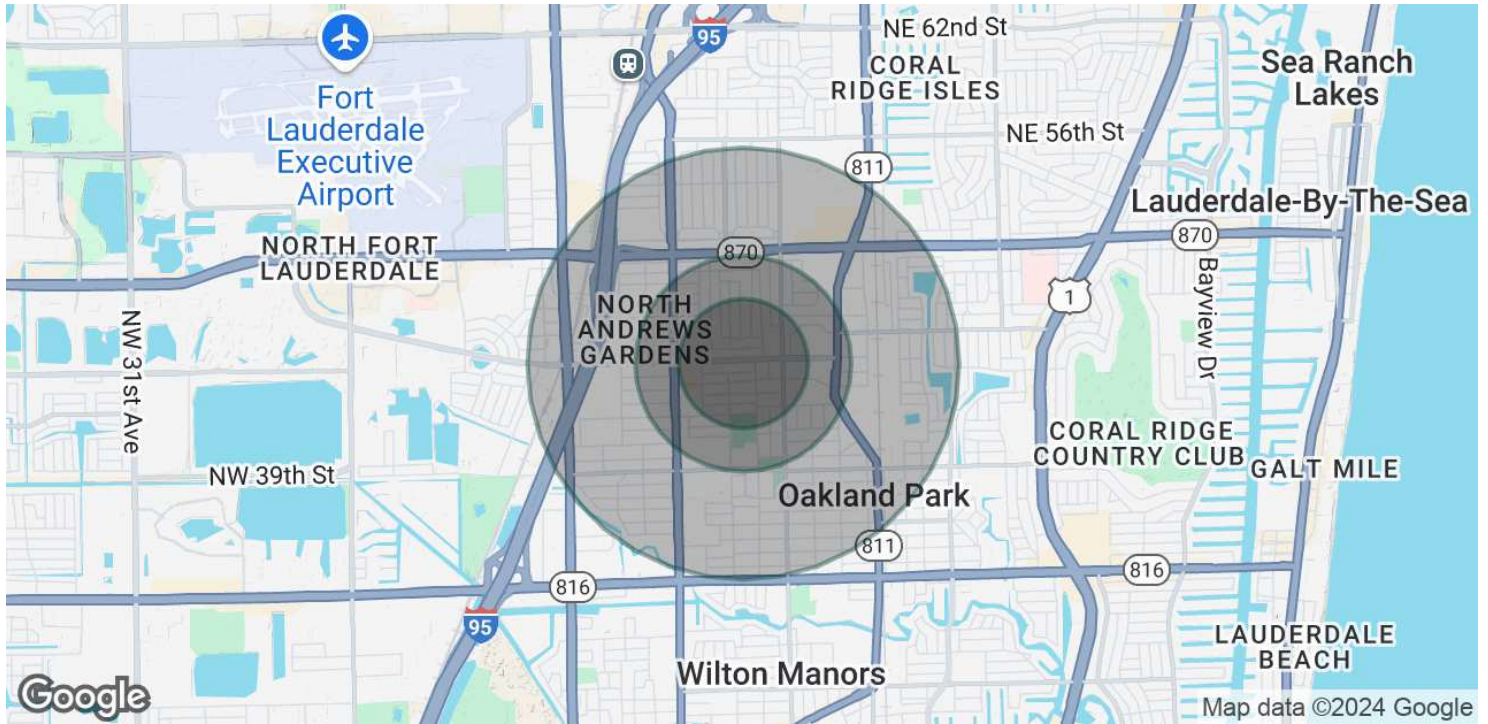
Additional Photos



Location Map



Demographics Map & Report



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,893	6,083	18,952
Average Age	40	40	41
Average Age (Male)	40	40	41
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	754	2,454	7,810
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$83,032	\$82,337	\$82,608
Average House Value	\$340,487	\$368,973	\$416,241

Demographics data derived from AlphaMap