

MEDICAL /MIXED USE FOR SALE /LAS OLAS AREA

1500 E BROWARD BLVD, FORT LAUDERDALE , FL



## PROPERTY DETAILS

- Prominent street frontage on East Broward Boulevard
- Corner location at gateway to Las Olas Boulevard
- Fully leased to 2 medical tenants and 2 residential tenants
- Can redevelop as residential or offices
- High visibility signage at major intersection
- Ideal investment for an owner user with long term development plans
- .30 acre parcel zoned RO-Residential Office
- Asking Price: \$3,700,000
- 2025 Projected NOI of \$151,000

## ABOUT PROPERTY



### PRICE

\$3,700,000



### YEAR BUILT

1953/renovated 2024



### AVAILABLE SF

4,842 SF



### PARKING

19 spaces



### LOCATION

SE Fort Lauderdale /Las Olas

For more information:

**Steve Hyatt**

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### PROPERTY DESCRIPTION

Property consists of two separate buildings comprising a total of 4,842 square feet. One freestanding building is approximately 1,431 SF square feet and is leased to a dentist. The other adjacent building contains 1,850 SF of office space in the front area and is leased to an orthodontist. There are two 1 BR/ 1 Bath apartments in the rear area and second floor of the building comprising 1,561 SF and both are fully leased to residential tenants.

### PROPERTY HIGHLIGHTS

- Prominent street frontage on East Broward Boulevard
- Corner location at gateway to Las Olas Boulevard
- Fully leased to 4 tenants- 2 medical and 2 residential
- Can redevelop as residential or mid rise offices
- 18 parking spaces incl. 1 HCP
- Ideal investment for an owner user with long term development plans
- Current 2025 projected NOI of \$151,000
- .30 acres site zoned RO ( Residential Office)

### OFFERING SUMMARY

Sale Price:	\$3,700,000
Number of Units:	4
Lot Size:	13,162 SF
Building Size:	4,842 SF
NOI:	\$151,000.00
Cap Rate:	4.0%

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ADDITIONAL PHOTOS



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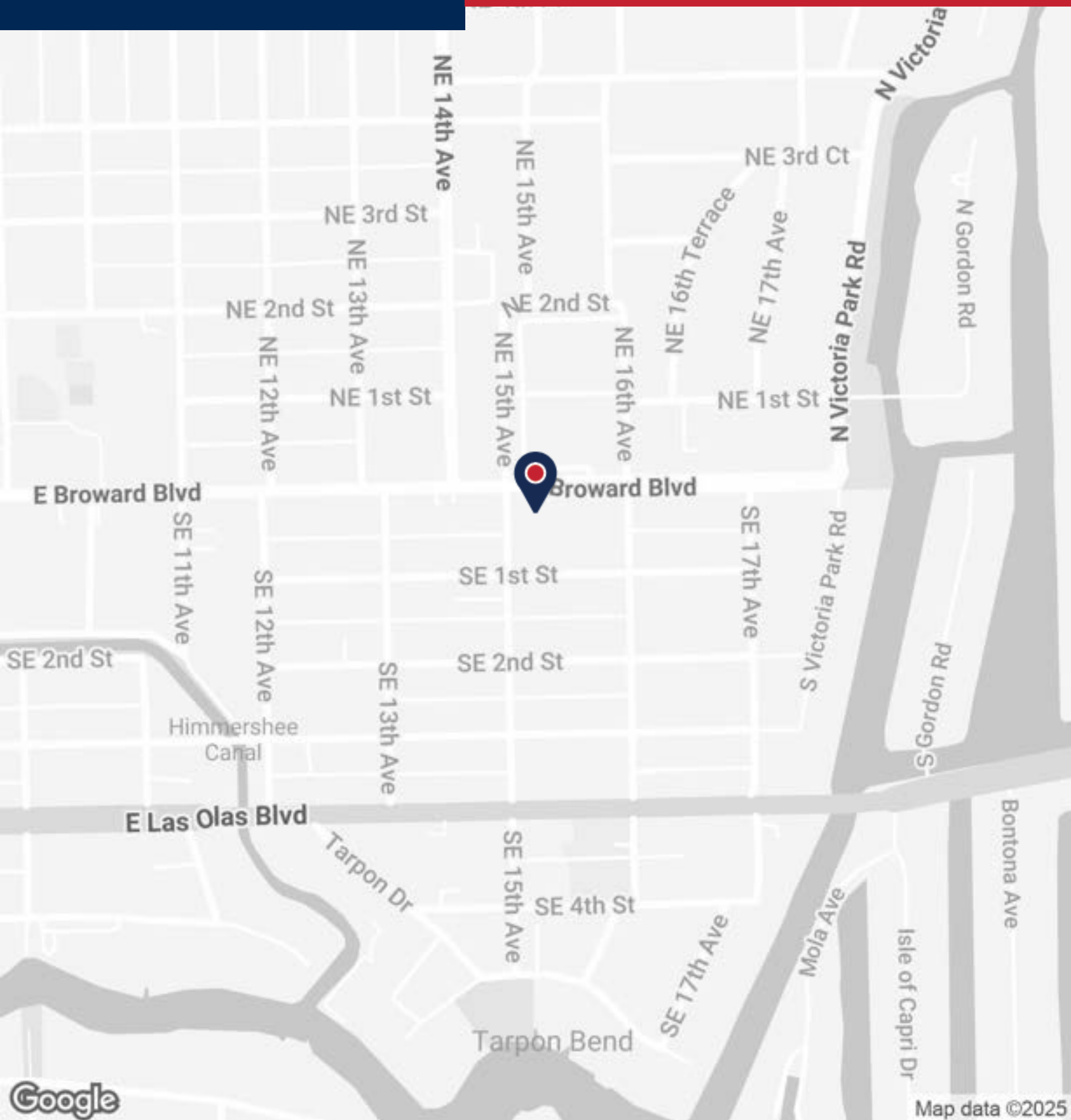


# 1500 East Broward aerial



Google Earth





For more information:

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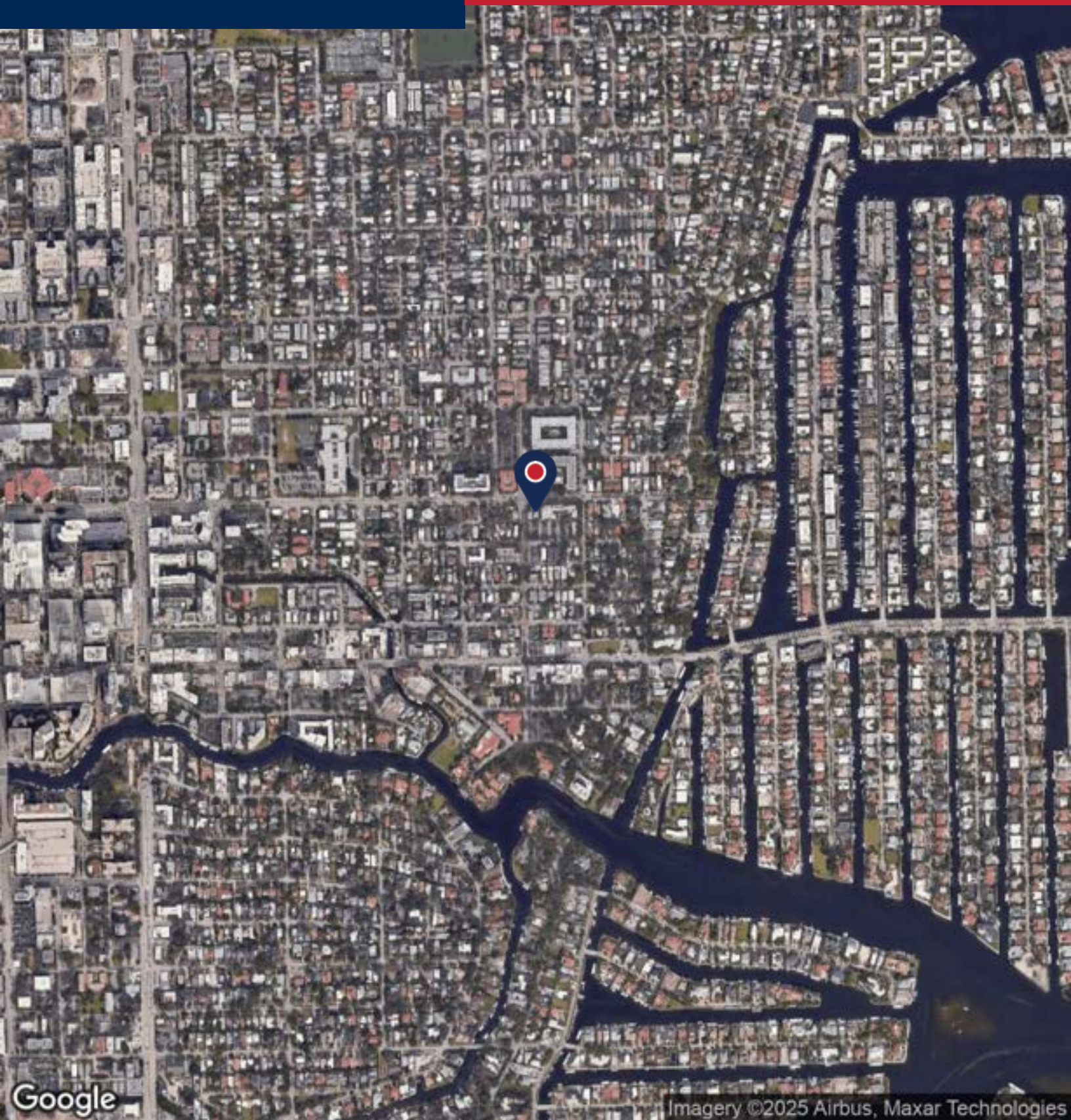
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## AERIAL MAP



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