



**SALE**

**3,373 SF**  
**Office/Warehouse**  
**Condo w/ 3,100 SF**  
**Mezzanine**

**5300 NW 12TH AVENUE #1**

Fort Lauderdale, FL 33309

**PRESENTED BY:**

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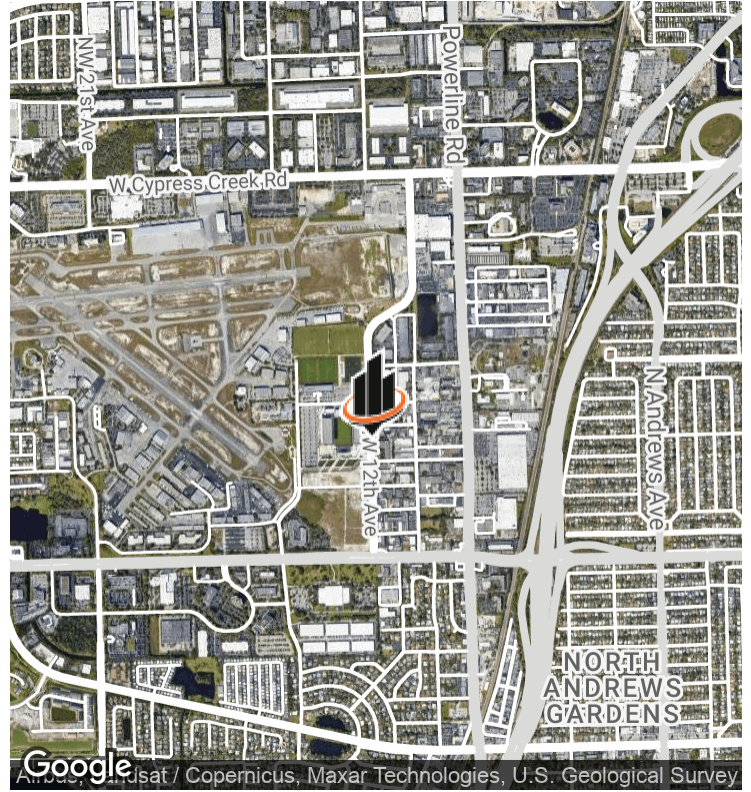
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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,350,000
<b>TOTAL SF:</b>	6,473 SF
<b>OFFICE SF:</b>	3,373 SF
<b>MEZZANINE SF:</b>	3,100 SF
<b>YEAR BUILT:</b>	1987
<b>ZONING:</b>	I - (Industrial)
<b>APN:</b>	4942 16 AA 0010

## PROPERTY OVERVIEW

Great office/warehouse condo ideally located in the Cypress Creek Uptown District adjacent to the Fort Lauderdale Executive Airport and the Inter Miami CF Soccer Stadium, with easy access to I-95 and the Florida Turnpike. The space features +/- 3,373 square feet of upscale 1st floor office area / shipping area and +/- 3,100 square feet of storage mezzanine, above the office. The first floor consist of a lobby / showroom area, reception, kitchen, (2) rest rooms, (7) offices, conference room and shipping area.

## PROPERTY HIGHLIGHTS

- Ideal End Unit with Frontage on NW 12 Avenue
- Grade Level Overhead Door
- Two Glass Store Front Entrances
- 10 Parking Spaces

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## ADDITIONAL PHOTOS



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