

FOR SALE

3536 Property

3536 & 3540 NORTH FEDERAL HIGHWAY

Fort Lauderdale, FL 33308

PRESENTED BY:

STEVE DAVIS

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KEITH KIDWELL, SIOR, CCIM

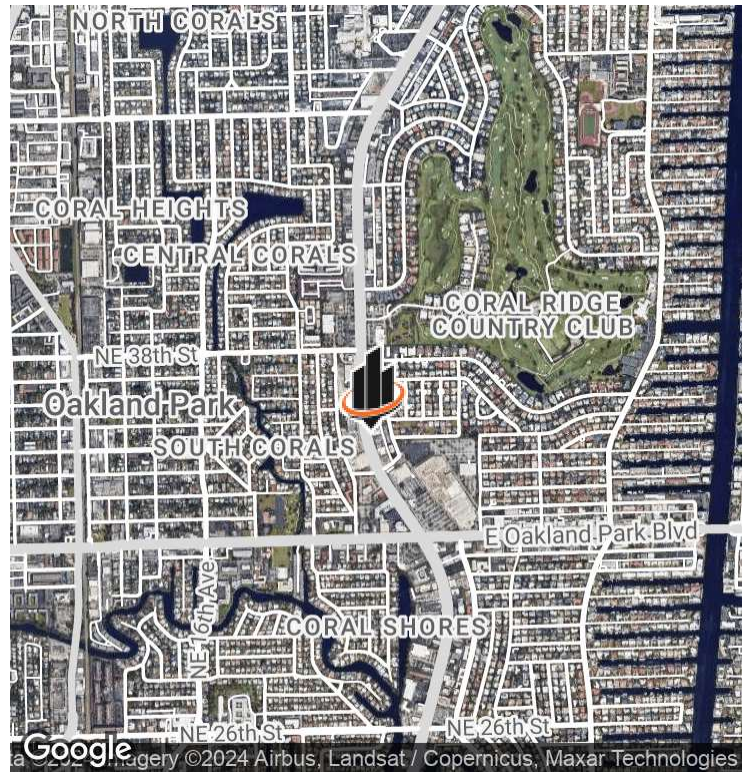
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,400,000
LOT SIZE:	1.02 Acres
RENTABLE BUILDING SIZE:	11,642 SF
NOI:	\$149,000
CAP RATE:	3.83%

PROPERTY DESCRIPTION

SVN Commercial Realty proudly presents a premier office/retail/medical property ideally located on Federal Highway adjacent to the Coral Ridge Mall (East Oakland Park Blvd.) This flagship site features a 13,014 square foot two-story office/medical building on 1.02 acres with the potential for future residential redevelopment. The property could be delivered occupied or vacant. The site consists of two parcels, a .33 acre parcel featuring the medical/office building, zoned B-1 fronting on Federal Highway, the second parcel, features a .67 acre parking lot zoned RMM-25.

PROPERTY HIGHLIGHTS

- Amazing owner-user, investment or redevelopment opportunity
- Terrific Federal Highway location, adjacent to the Coral Ridge Mall
- Abundant parking: 80 parking spaces, 6.2/1000 ratio
- Covered drop-off portico
- Potential residential redevelopment - rear parcel zoned

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ADDITIONAL PHOTOS

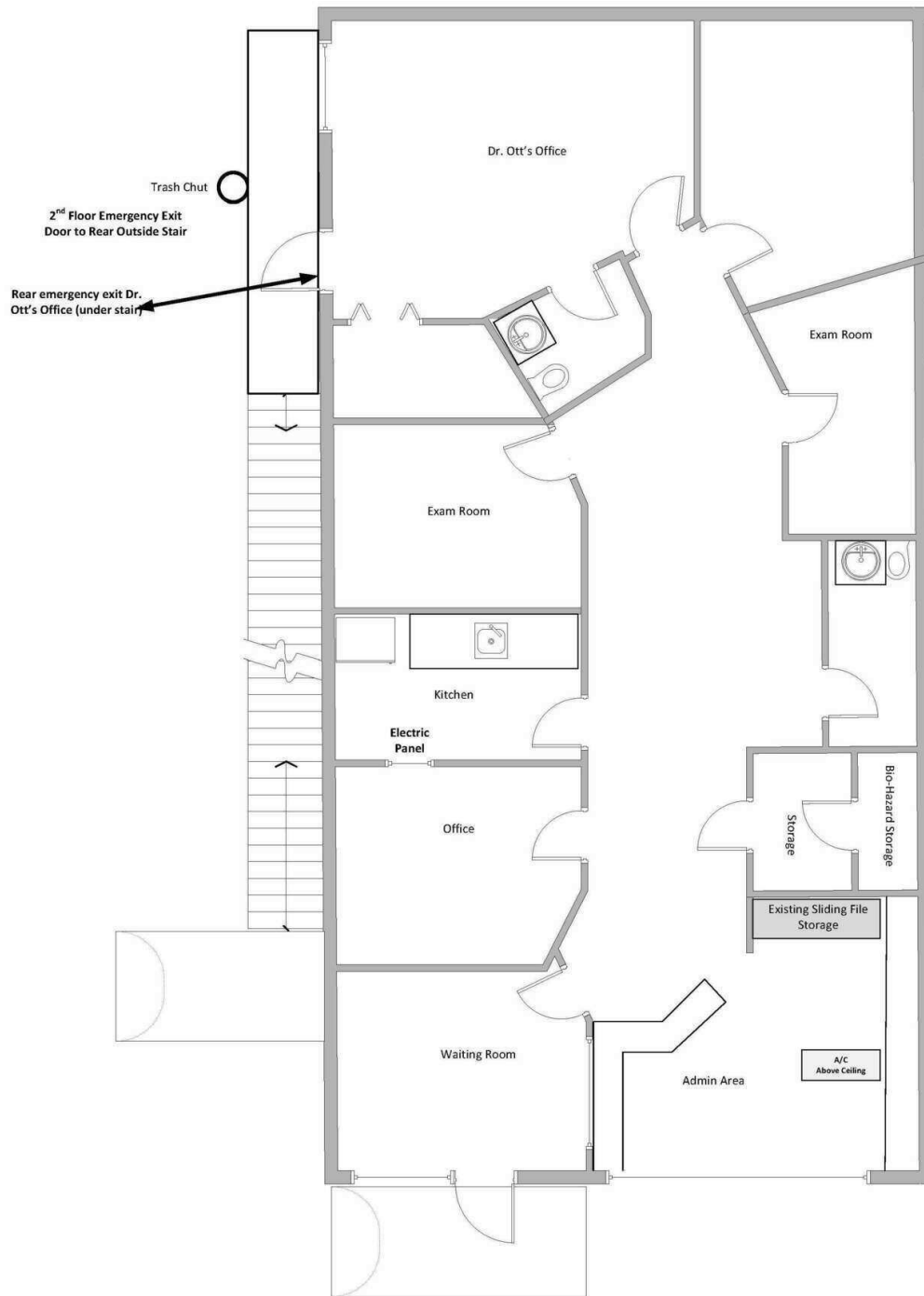


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FLOOR PLANS



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