



FOUNDRY
COMMERCIAL

CHURCH PROPERTY FOR SALE

1100 NW 4TH STREET | FORT LAUDERDALE, FL 33311

13,108 ± SF ON 0.49 ± AC



DESCRIPTION

Located on a corner site, this property includes a large sanctuary, 4 classrooms, a large office area, and a commercial grade kitchen. The current zoning, RMM-25 Residential Mid Rise Multifamily/Medium High Density District, allows primarily for single and multifamily residential uses. Churches, schools, and child day care facilities with maximum licensed capacity of 50 children may be permitted with Conditional Use Approval from the City Zoning Department.

PROPERTY FEATURES

- **Asking Price | \$3,000,000**
- Recent renovations to the sanctuary and classrooms
- Recent roof repairs with 5 year certification
- 40 year certification recently completed
- Located within a qualified opportunity zone

BUILDING FEATURES

PARCEL ID	50-42-04-01-0580
ACREAGE	0.49 ± AC
TOTAL BUILDING SF	13,108 ± SF
ZONING	RMM-25
SEATING CAPACITY	525 ±
PARKING	22 ± spaces, plus street parking

FOR MORE INFORMATION, PLEASE CONTACT:

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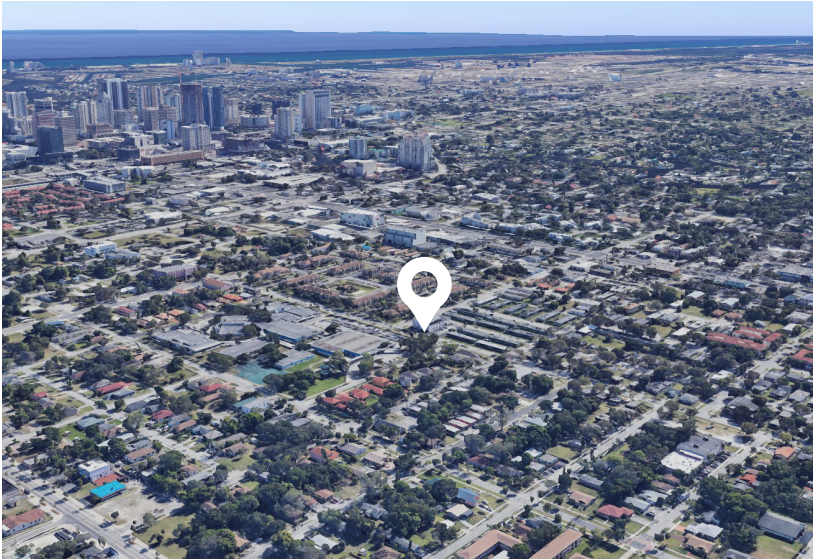
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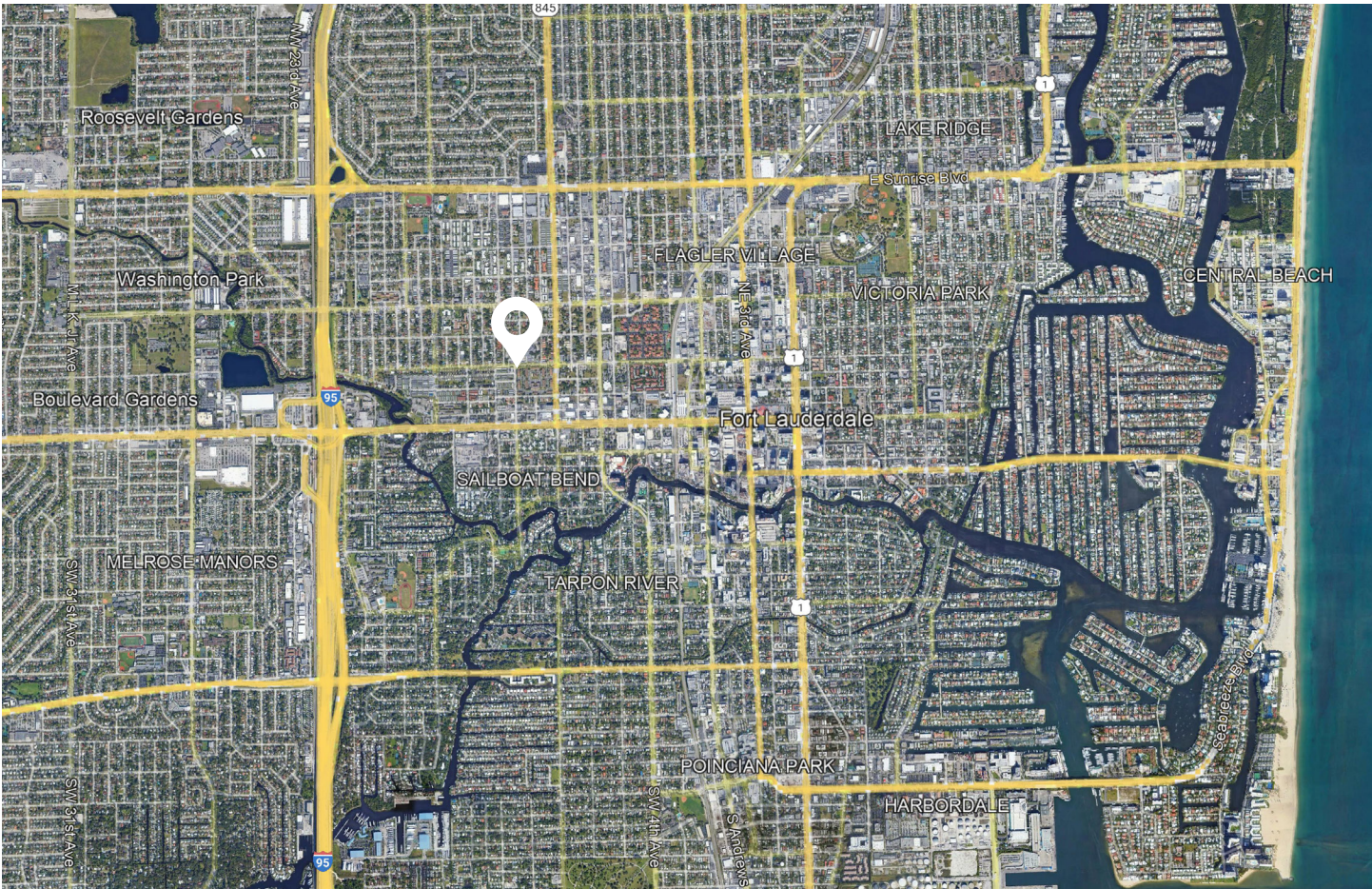
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LOCATION

Located across the street from Walker Elementary School, the property has excellent access to I-95 and is only 15 minutes from the beaches of Fort Lauderdale. Downtown Fort Lauderdale is less than 2 miles away, providing simple access to the heart of the city. Additionally, this location includes being less than 15 minutes from the Fort Lauderdale-Hollywood airport.



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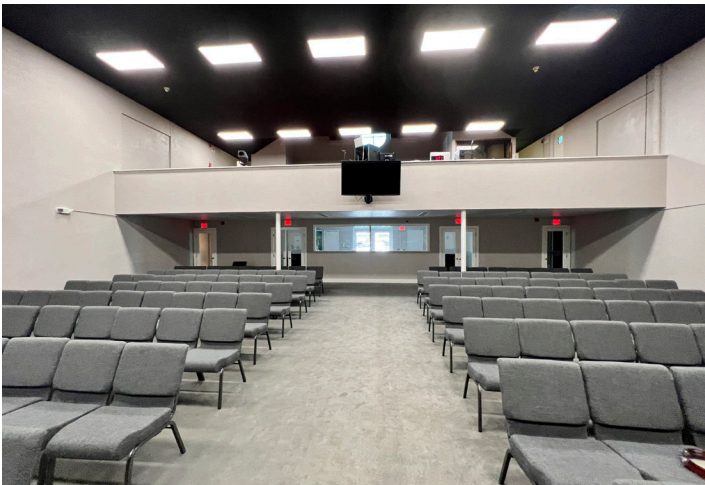
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PHOTOS



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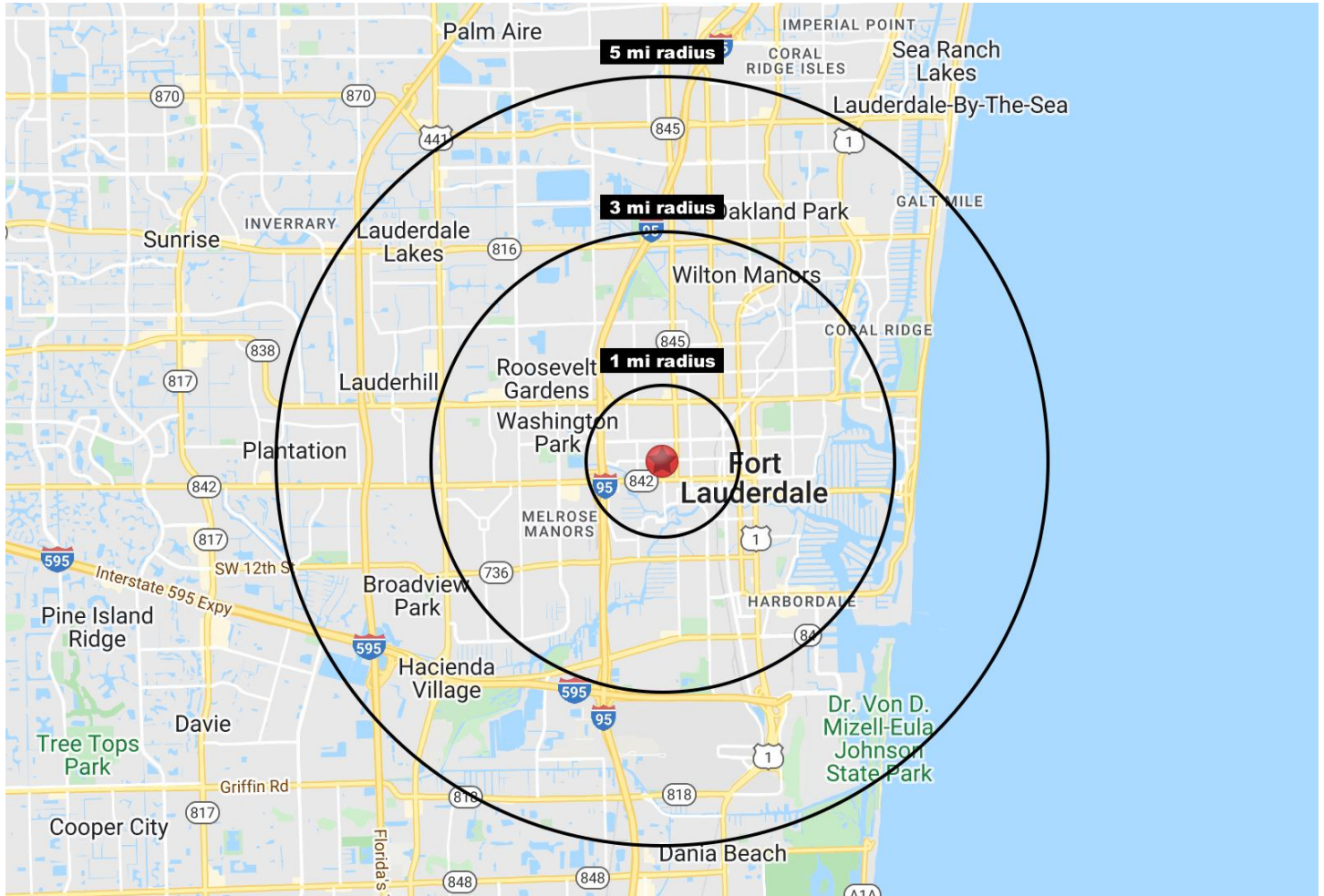
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DEMOGRAPHICS



1 MILE RADIUS

	26,310 ESTIMATED POPULATION 2024
	35.6 MEDIAN AGE
	\$429,599 MEDIAN HOME VALUE 2024
	22,678 TOTAL EMPLOYEES
	\$85,655 AVG HOUSEHOLD INCOME

3 MILE RADIUS

	172,050 ESTIMATED POPULATION 2024
	40.0 MEDIAN AGE
	\$524,299 MEDIAN HOME VALUE 2024
	140,396 TOTAL EMPLOYEES
	\$113,489 AVG HOUSEHOLD INCOME

5 MILE RADIUS

	363,165 ESTIMATED POPULATION 2024
	40.7 MEDIAN AGE
	\$470,354 MEDIAN HOME VALUE 2024
	253,123 TOTAL EMPLOYEES
	\$106,498 AVG HOUSEHOLD INCOME

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