



FOR SALE

LAND

2605 N ANDREWS AVE
WILTON MANORS, FL 33311



OFFERING SUMMARY

2605 N ANDREWS AVE, WILTON MANORS, FL 33311

LOT SIZE +/- 43,560 SF (1 Acre)

MAX. HEIGHT 3 Stories

ZONING B-2 / TOC - W

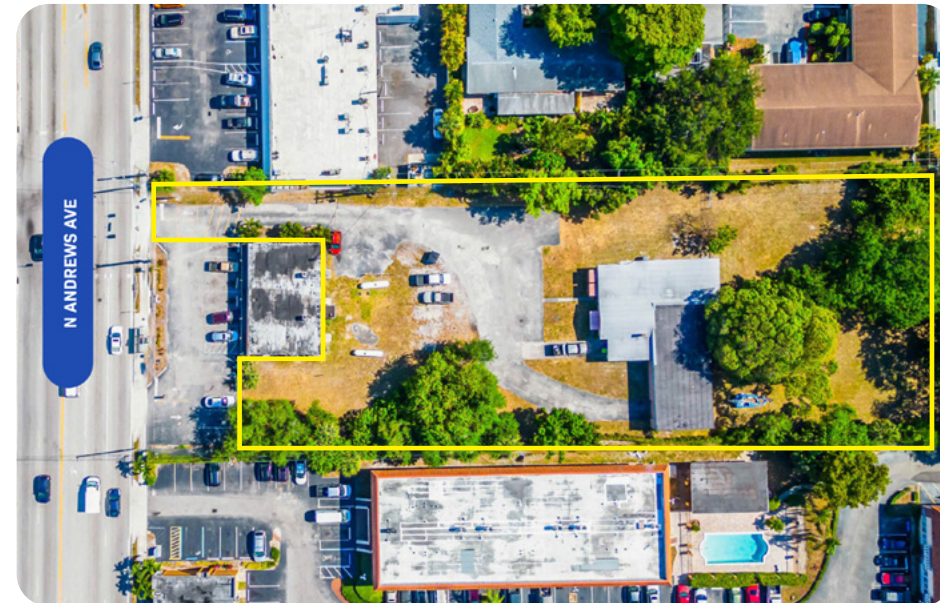
DEVELOPABLE UNITS 79 Units

ASKING PRICE \$3,200,000

Apex Capital Realty is proud to present a rare opportunity to acquire a strategically located development site in the heart of Wilton Manors—just off the highly trafficked North Andrews Avenue, one of Broward County’s most vital commercial corridors.

The site is currently improved with a freestanding coin laundry in the front and a separate, vacant office space in the rear. The seller—who operates the coin laundry—must remain on site and is proposing a 99-year lease at a nominal rate. However, the seller is open to structuring the deal via a ground lease or by parceling off the coin laundry. This presents a unique opportunity for a developer to acquire a prime site with by-right zoning for up to 79 residential units—without any impact to the allowable density or buildable area.

Whether an investor is looking to land bank or break ground immediately on a new residential project, 2605 N Andrews Avenue offers unmatched flexibility, visibility, and long-term value in the heart of East Broward.



HIGHLIGHTS

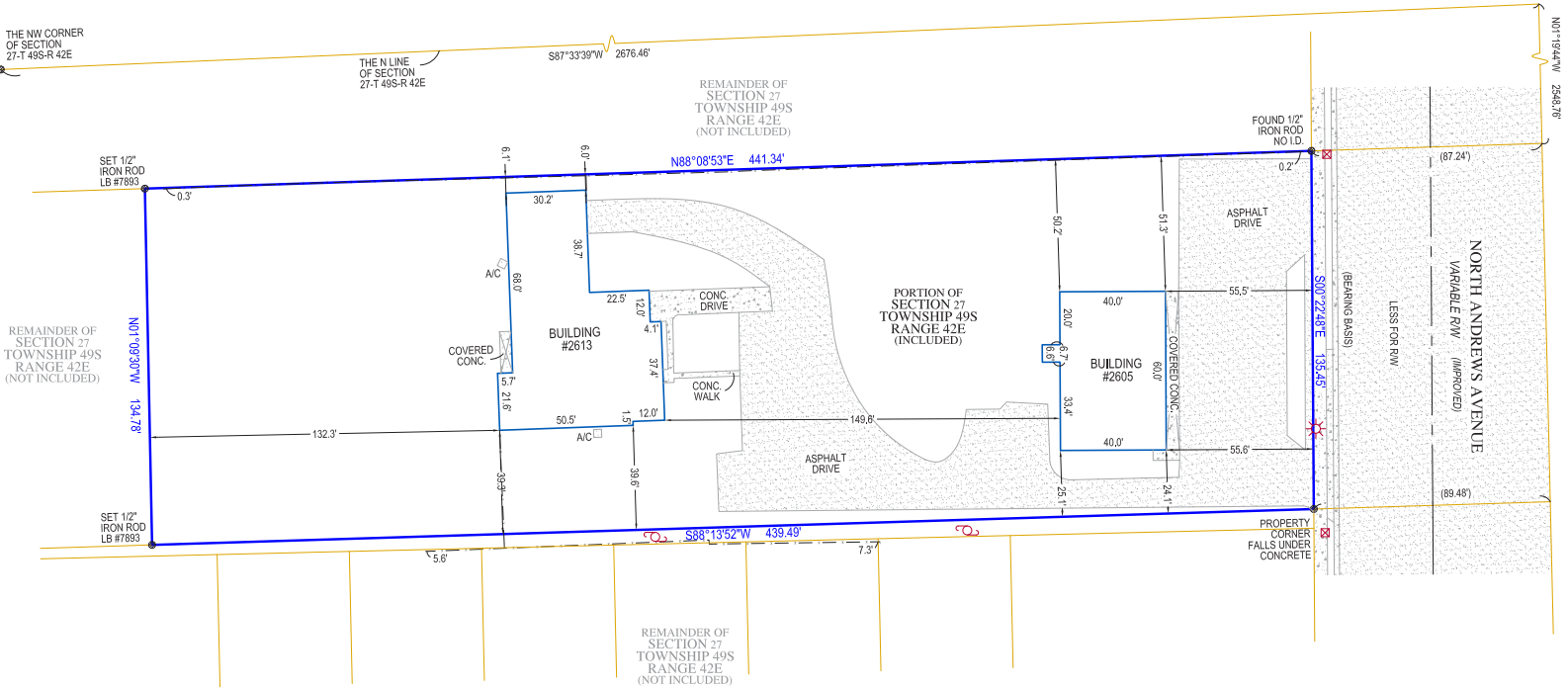
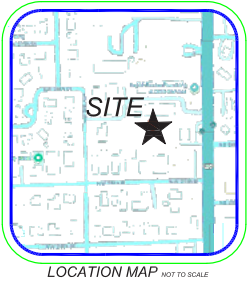
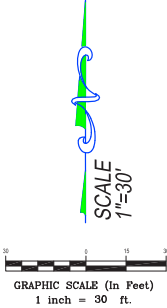
- Prime Frontage on North Andrews Ave - one of Broward County’s major north-south commercial corridors.
- By-Right Development 79 Units - Ideal for multifamily or mixed-use developers.
- Strategic Location - Minutes from Wilton Drive, Flagler Village, and downtown Fort Lauderdale.
- Coin laundry must remain on site.



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.
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SURVEY



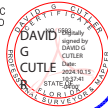
ABBREVIATION DESCRIPTION		SYMBOL DESCRIPTIONS	
A.E.	ANCHOR EASEMENT	F.F.E.	FINISH FLOOR ELEVATION
A.C.	AIR CONDITIONER	F.P.	FOUND PIER
B.M.	BENCH MARK	F.R.	FOUND IRON ROD
B.R.	BURNING REFERENCE	F.P.A.	FOUND PAPER-KALON NAIL
(C)	CALCULATED	L.	LENGTH
A	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT
CH	CHORD	L.M.E.	LARGE MAINTENANCE EASEMENT
(D)	DIED / DESCRIPTION	M.	MEASURED / FIELD VERIFIED
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE
D.H.	DRAINAGE EASEMENT	M.S.	MANHOLE & SINK
D.W.	DRIVEWAY	N.E.	NOT RAGAL
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES
O.R.B.	OFFICIAL RECORDS BOOK	P.	PLAT
P.	PLAT	P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE	P.C.	POINT OF BEGINNING
P.C.C.	POINT OF COMMENCEMENT	P.C.C.	POINT OF REVERSE CURVE
P.C.P.	POINT OF BEGINNING	P.C.P.	POINT OF TANGENCY
P.R.	RIGHT-OF-WAY	R.	RADIUS
R.	RADIUS	R.W.	RIGHT-OF-WAY
R.W.	RIGHT-OF-WAY	S.R.	SET IRON ROD
S.R.	SET IRON ROD	T.O.B.	TOP OF BANK
T.O.B.	TOP OF BANK	U.E.	UTILITY EASEMENT
U.E.	UTILITY EASEMENT		

	CATCH BASIN		MISC. FENCE
	CENTERLINE ROAD		PROPERTY CORNER
	COVERED AREA		UTILITY POLE
	EXISTING ELEVATION		WATER METER
	HYDRANT		WELL
	MANHOLE		WOOD FENCE
	METAL FENCE		

SURVEY NOTES
ASPHALT DRIVE CROSSING THROUGH INTO RW ALONG EASTERLY LOT LINE.
THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) *David G. Cutler*
DAVID G. CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593



7) FENCE OWNERSHIP NOT DETERMINED
8) ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS REFERENCED TO NAD 83
9) THIS SURVEY WAS COMPLETED FOR A MORTGAGE TRANSACTION, ITS PURPOSE IS LIMITED TO THE
DEFINITION OF TITLE DIFFERENCES. NO DESIGN OR CONSTRUCTION SHALL BE BASED ON THIS SURVEY. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY.
10) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO EMPHASIZE DIMENSIONS. DIMENSIONS SHALL CONTROL OVER SCALED POSITIONS.

GENERAL NOTES
1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED
5) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE
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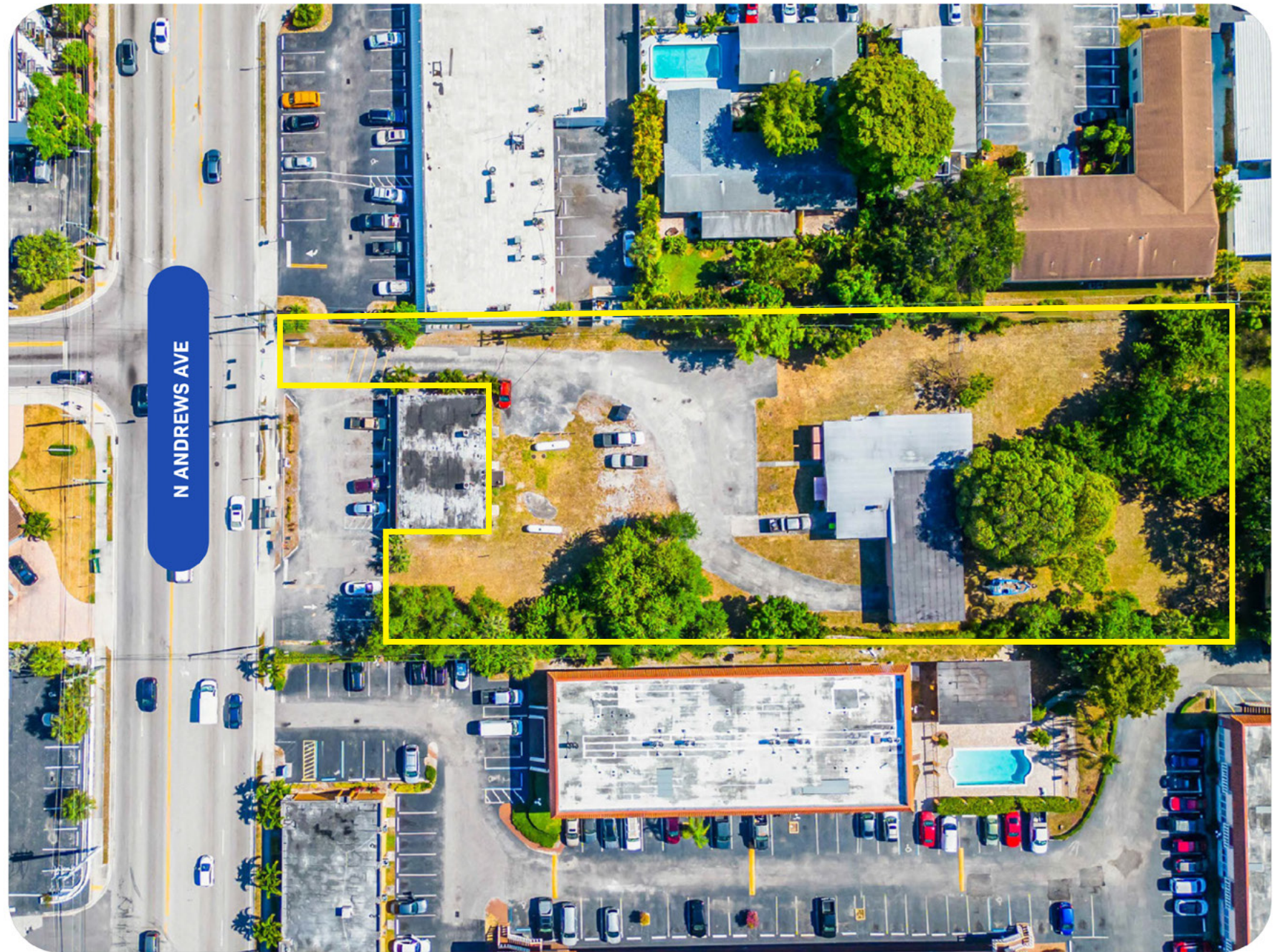
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BIRD'S EYE VIEW



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SOUTH VIEW

DOWNTOWN FT LAUDERDALE

3.1 MILES AWAY



EAST VIEW

LAUDERDALE BEACH

4 MILES AWAY

ART & ENT DISTRICT

1.3 MILES AWAY

N ANDREWS AVE

N ANDREWS AVE

N ANDREWS AVE

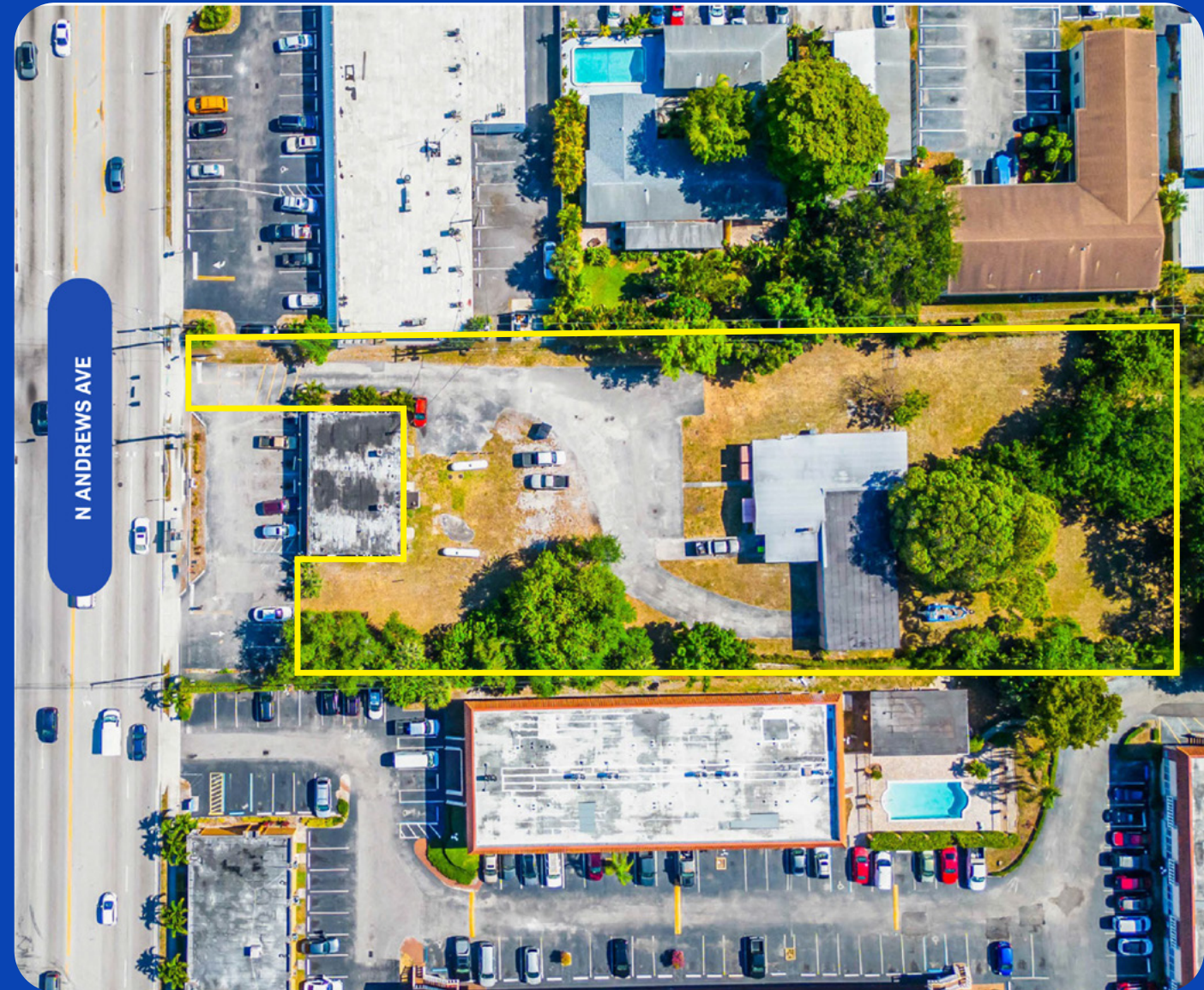
RETAIL MAP



ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.





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