

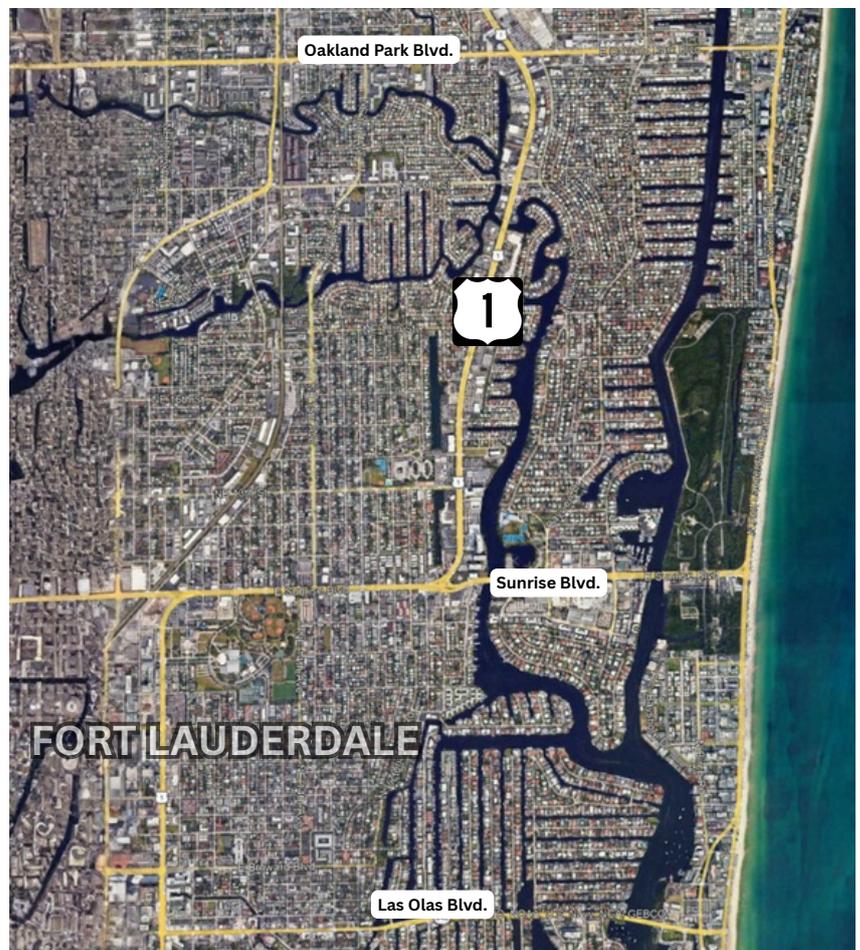
RETAIL CONDO

FOR SALE \$3.3M

Strong Restaurant Tenant in Place - Long Term Lease -

PROPERTY DETAILS

- **Location:** Fort Lauderdale restaurant building located in a highly desirable east Fort Lauderdale commercial corridor.
- **Property Type:** Commercial Condo.
- **Property Size:** 9,253 SF.
- **Parking:** Includes both deeded spaces and valet service.
- **Lease Type:** Gross Lease.
- **HOA Fees:** \$114,216 annually.
- **Lease Term Remaining:** 6+ years plus two 5-year options.



INVESTMENT HIGHLIGHTS

Strong tenant stability and long-term income assurance. Additional confidential information available upon signing of confidentiality agreement. Ideal East Fort Lauderdale location with dense population and high traffic counts. Contact brokers for more information.



Jake Michels
Sales Associate
954.652.2036

jmichels@bergercommercial.com

Joseph Byrnes
Senior Vice President
954.652.2048

jbyrnes@bergercommercial.com