

Atlantic Waterfront Properties (AWP)

842 NW 7th Terrace | Fort Lauderdale, FL 33311

Asking Price: \$4,495,000

Income Now • Owner-User Control 7/31/26 • Rare Salvage License • Outside Storage

Confidential Offering Memorandum. Information deemed reliable but not guaranteed. Subject to verification.

Executive Summary

Atlantic Waterfront Properties is pleased to present 842 NW 7th Terrace, a unique infill industrial asset featuring a rare, grandfathered junkyard/salvage license and valuable outside storage in a supply-constrained Fort Lauderdale submarket. The ±11,164 SF one-story building sits on a ±32,980 SF underbuilt lot (~0.34 FAR) with a new roof, clean environmental history, and recent surveys available. A national tenant with approximately nine years of operating history provides NNN income through July 31, 2026, offering immediate cash flow with a defined path to near-term owner-user occupancy at lease expiration. The tenant may extend in whole or in part, providing flexible income continuity. The current owner occupies approximately 3,169 SF, creating additional near-term flexibility for partial use or future reconfiguration. This offering is well-suited for hybrid buyers seeking income now and control tomorrow, or end users planning occupancy in 2026.

Investment Highlights

- Asking Price: \$4,495,000
- Income Now, Occupy 2026: NNN tenant through 7/31/2026
- Proven Tenant: ~9 years at the site; potential extension in whole or in part
- Owner-User Flexibility: Current owner occupies ~3,169 SF
- Rare Entitlement: Grandfathered junkyard/salvage license included
- Outside Storage + Clean Environmental: Scarce yard component; clean history & surveys available
- Underbuilt Infill Asset: ±11,164 SF on ±32,980 SF (~0.34 FAR) with expansion optionality
- Low Near-Term Capex: New roof; good overall condition
- Prime Logistics Access: Central Fort Lauderdale industrial pocket near major arterials/port

Income Snapshot

Lease Type: NNN | In-Place NOI: \$303,807/year (leased portion) | Lease Expiration: July 31, 2026. Upside exists through lease-up of retained building area and/or owner-user repositioning at lease expiration.

Pricing Rationale

The \$4,495,000 asking price reflects the scarcity premium associated with the grandfathered salvage license and outside storage in a tightening regulatory environment, hybrid buyer appeal (income today with defined owner-user window in 2026), underbuilt land optionality (~0.34 FAR), strong same-block end-user comp support in 2025, and risk-adjusted yield that prices near-term rollover while capturing the value of the license, yard, and infill location.

Cap-Rate Sensitivity (In-Place NOI: \$303,807)

Cap Rate	Implied Value
8.50%	\$3,570,000
8.00%	\$3,800,000
7.75%	\$3,920,000
7.50%	\$4,050,000
7.25%	\$4,190,000

Note: Strategic/hybrid buyers may price above in-place value by crediting lease-up and owner-user optionality.

Buyer Profile & Call to Action

Hybrid Investors: Collect income now; reposition for owner-user sale in 2026–2027. Owner-Users: Plan controlled takeover at lease expiration. Strategic Operators: Value the salvage license moat and outside storage.

Tours by appointment only. Contact Atlantic Waterfront Properties for the OM, rent roll, surveys, and environmental documentation.

Prepared by Atlantic Waterfront Properties (AWP). Values subject to verification of zoning, license transferability, tenant estoppel, and final due diligence.