

OFFERING MEMORANDUM

FORT LAUDERDALE

5652 SQFT OF WAREHOUSES



813 & 815 NW 8TH AVENUE

TRUSTONE
REALTY ADVISORS

OFFERING MEMORANDUM

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01 PROPERTY SUMMARY



INVESTMENT SUMMARY

Trustone Realty Advisors is pleased to present for sale the property and business located at 813 & 815 8th Ave in Fort Lauderdale, Florida. The property features a well-maintained building with heavy power, masonry construction, roof updated in 2023 as well as grade level doors all over the property. The fully certified business has thrived since 1996, and includes longstanding relationships with individuals and companies such as Avis Rental Cars for 15 years. The business currently generates approximately \$60K in gross monthly revenue.

The property is situated east of I-95 off Sunrise Blvd in Fort Lauderdale in the highly populated Broward county within the Miami metropolitan market. Its strategic location offers immediate proximity to I-95 providing great transportation access.

PROPERTY HIGHLIGHTS

- ~5,652 SqFt Between Two Buildings
- ~6498 SqFt Outdoor Storage Area
- ~12,150 SqFt Lot
- Roof Updated with Silicone 2023
- Two Air Compressors
- ~13' Clear Height
- 7 Grade Level Loading Doors
- Permitted Paint Booth
- Each Building Separately Metered
- Two offices, 1 Paint Storage Room, 3 Bathrooms
- Close to I-95

BUSINESS HIGHLIGHTS

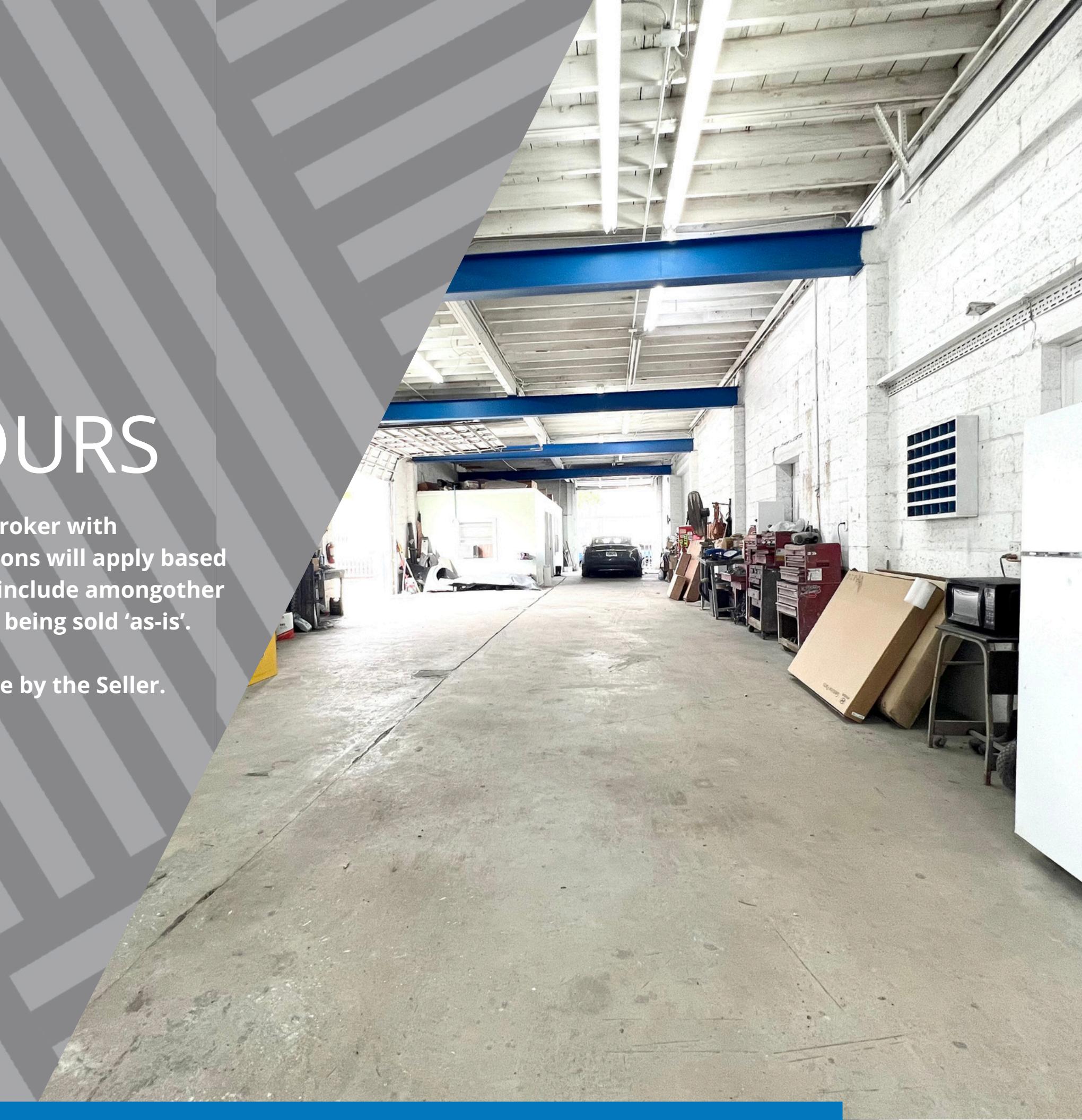
- Fully Certified
- Contract with Avis Rental for 15 Years
- Grossing ~\$60K Per Month
- Facility Accommodates up to 40 Vehicles

\$2,995,000 for Business & Property

02 PROCESS & PROPERTY TOURS

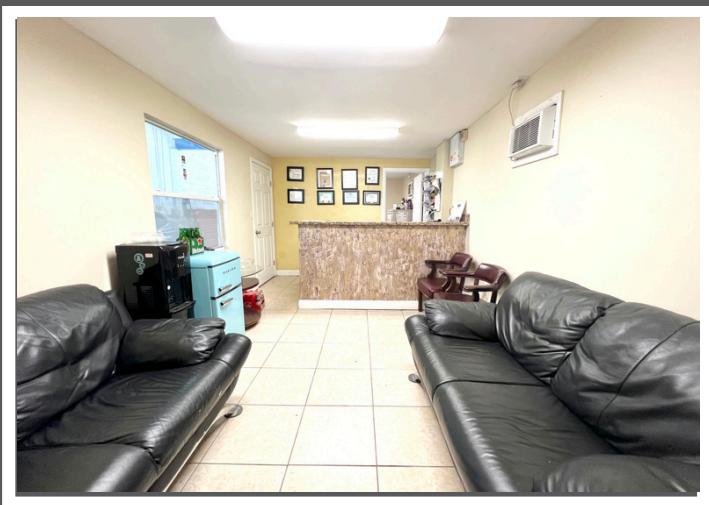
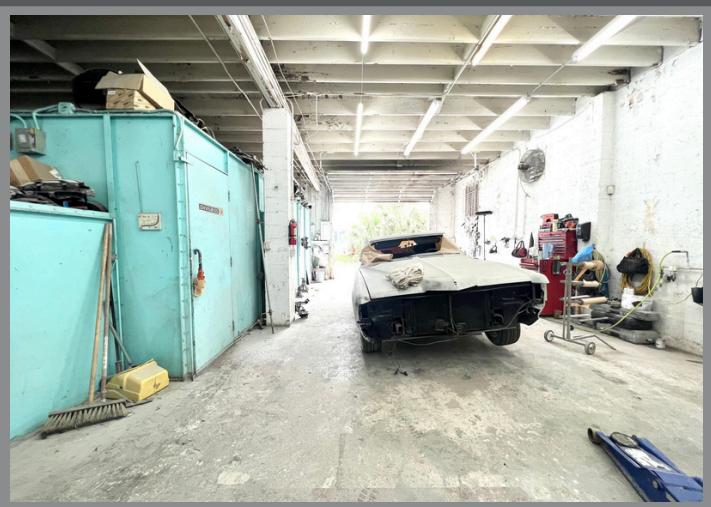
Tour dates will be scheduled in advance by the Broker with prospective purchasers. Other terms and conditions will apply based on the purchase and sale agreement, which will include among other things an acknowledgement that the Property is being sold 'as-is'.

All due diligence materials will be provided online by the Seller.



03
PROPERTY
PHOTOS





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