

**FOR SALE**

# 8,976 SF Freestanding Building with 100% Air Conditioning

**921 NW 8TH AVE**

Fort Lauderdale, FL 33311

**PRESENTED BY:**

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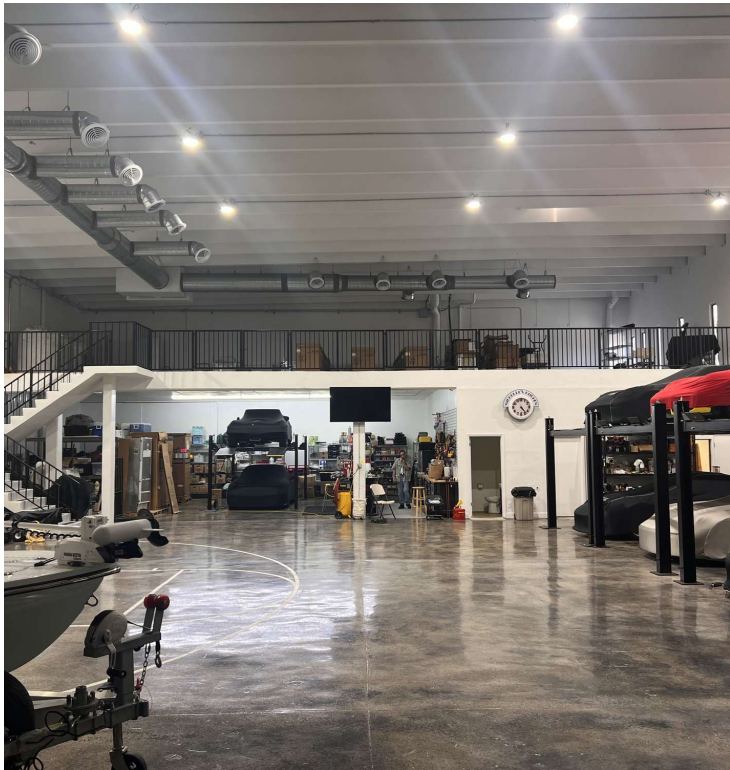
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# PROPERTY SUMMARY



## OFFERING SUMMARY

|                             |             |
|-----------------------------|-------------|
| <b>SALE PRICE:</b>          | \$4,500,000 |
| <b>BUILDING SIZE:</b>       | 8,976 SF    |
| <b>LOT SIZE:</b>            | 13,500 SF   |
| <b>DOCK LEVEL LOADING:</b>  | One (1)     |
| <b>GRADE LEVEL LOADING:</b> | Two (2)     |
| <b>CLEAR HEIGHT:</b>        | +/- 20'     |
| <b>AIR CONDITIONING:</b>    | 100%        |

## PROPERTY DESCRIPTION

SVN Commercial Realty is pleased to announce the exclusive listing for 921 NW 8 Avenue, Fort Lauderdale, FL. This 8,976 square foot building has been totally renovated, including: new TPO roof, air conditioning, epoxy flooring, overhead doors, asphalt parking lot, fencing, electric gate and much more. Ideally located in east Broward county, 1.3 miles from I-95, 1.7 miles from Downtown Fort Lauderdale, 6.6 miles from Fort Lauderdale/Hollywood International Airport, 7.5 miles from the Fort Lauderdale Executive Airport. Possible uses include: man cave, manufacturing, flex warehouse, showroom, etc.

## PROPERTY HIGHLIGHTS

- Office Area: +/- 800 SF
- Warehouse Area: +/- 6,000 SF
- Mezzanine Area: +/- 2,176 SF
- Fenced In Secure Parking Area
- Construction: Poured Concrete Walls with Concrete Twin "T" Roof System

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