

3015 N OCEAN BLVD

Fort Lauderdale, FL 33308

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UNIT: C120 & UNIT: C121



UNIT C120 : 2,272 SF

UNIT C121 : 2,932 SF

This 5,204 sq ft commercial space in East Fort Lauderdale offers ample parking and easy access. It features plenty of natural light, two parking spaces, and plenty of overflow parking.

Recently updated with fresh paint, new LED light fixtures, new carpet, and updated bathrooms. Suitable for any office or professional service use. The space combines two units (C120/C121) that can be easily separated again. Each unit has its own entrance, A/C unit, electric meter, and bathroom. HOA per unit monthly. C120 = \$2,771.96 C121 = \$3,573.45

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ASKING ~~\$ 5 9 5 , 0 0 0 . 0 0~~

OFFERS TO BE REVIEWED BY NOVEMBER 15, 2024



INTERIOR



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Sec. 47-6.10. - List of permitted and conditional uses, Community Business (CB) District.

District Categories—Automotive, Boats, Watercraft and Marinas, Commercial Recreation, Food and Beverage Sales and Service, Lodging, Mixed Use Developments, Public Purpose Facilities, Retail Sales, Services/Office Facilities, and Accessory Uses, Buildings and Structures.

A.	PERMITTED USES	B.	CONDITIONAL USES: See <u>Section 47-24.3.</u>
Any use in the Community Business district, and its accessory uses, together or individually, when greater than 10,000 square feet in total area, must be approved as a site plan level III, as provided in <u>Section 47-24.2.</u>			
1.	<i>Automotive</i>		
a.	Automotive Parts & Supplies Store.		
b.	Automotive Service Station, see <u>Section 47-18.5.</u>		
2.	<i>Boats, Watercraft and Marinas</i>		
a.	Marine Parts and Supplies Store.	a.	Marina, see <u>Section 47-23.8.</u>
3.	<i>Commercial Recreation</i>		
a.	Billiard Parlor.		
b.	Indoor Motion Picture Theater, less than Five Screens.		
c.	Performing Arts Theater, less than 300 Seats.		
4.	<i>Food and Beverage Service</i>		
a.	Bakery Store.		
b.	Bar, Cocktail Lounge, Nightclub.		
c.	Cafeteria.		
d.	Candy, Nuts Store.		
e.	Convenience Kiosk. See <u>Sec. 47-18.43.</u>		
f.	Convenience Store. See <u>Sec. 47-18.43.</u>		
g.	Convenience Store, Multi-Purpose. See <u>Sec. 47-18.43.</u>		
h.	Delicatessen.		
i.	Food and Beverage, Drive-Thru and Carry-Out.		
j.	Fruit and Produce Store.		
k.	Grocery/Food Store.		
l.	Ice Cream/Yogurt Store.		
m.	Liquor Store. See <u>Sec. 47-18.43.</u>		
n.	Meat and Poultry Store.		
o.	Package Liquor Store. See <u>Sec. 47-18.43.</u>		
p.	Restaurant.		
q.	Seafood Store.		

r.	Supermarket.		
5.	<i>Lodging</i>		
a.	Bed and Breakfast Dwelling, see Section 47-18.6 .		
b.	Hotel, see Section 47-18.16 .		
6.	<i>Mixed Use Developments</i>		
		a.	Mixed Use Development, see Section 47-18.21 .
7.	<i>Public Purpose Facilities</i>		
a.	Civic and Private Club Facility.	a.	Social Service Residential Facility, see Section 47-18.32 .
b.	Government Administration.	b.	Hospital.
c.	House of Worship.		
d.	Library Branch.		
e.	Museum.		
f.	Active and Passive Park, see Section 47-18.44 .		
g.	Public/Private Recreation.		
h.	Police and Fire Substation.		
i.	Post Office Substation.		
j.	School.		
8.	<i>Retail Sales</i>		
a.	Antiques Store.		
b.	Apparel/Clothing, Accessories Store.		
c.	Arts & Crafts Supplies Store.		
d.	Art Galleries, Art Studio.		
e.	Bait and Tackle Store.		
f.	Bicycle Shop.		
g.	Book Store.		
h.	Camera, Photographic Supplies Store.		
i.	Card & Stationery Store.		
j.	Cigar, Tobacco Store.		
k.	Computer/Software Store.		
l.	Consignment, Thrift Store.		
m.	Cosmetic, Sundries Store.		
n.	Department Store.		
o.	[Reserved.]		
p.	Fabric, Needlework, Yarn Shop.		
q.	Flooring Store.		
r.	Florist Shop.		
s.	Furniture Store.		
t.	Gifts, Novelties, Souvenirs Store.		

u.	Glassware, China, Pottery Store.		
v.	Hardware Store.		
w.	Hobby Items, Toys, Games Store.		
x.	Holiday Merchandise, Outside Sales, see <u>Section 47-18.15</u> .		
y.	Household Appliances Store.		
z.	Jewelry Store.		
aa.	Lawn and Garden Center, Outdoor Display Permitted.		
bb.	Linen, Bath, Bedding Store.		
cc.	Luggage, Handbags, Leather Goods Store.		
dd.	Medical Supplies Sales.		
ee.	Music, Musical Instruments Store.		
ff.	Newspapers, Magazines Store.		
gg.	Office Supplies, Equipment Store.		
hh.	Optical Store.		
ii.	Paint, Wallpaper Store.		
jj.	Party Supply Store.		
kk-1.	Pharmacy.		
ll.	Security Systems.		
mm.	Shoe Store.		
nn.	Shopping Center.		
oo.	Sporting Goods Store.		
pp.	Tapes, Videos, Music CD's Stores.		
9.	<i>Services/Office Facilities</i>		
a.	Copy Center.	a.	Adult Gaming Center, see <u>Section 47-18.42</u> .
b.	Check Cashing Store.	b.	Nursing Home, see <u>Section 47-18.23</u> .
c.	Dry Cleaner, see <u>Section 47-18.12</u> .		
d.	Financial Institution, including Drive-Thru Banks.		
e.	Film Processing Store.		
f.	Formal Wear, Rental.		
g.	Hair Salon.		
h.	Health and Fitness Center.		
i.	Instruction: Fine Arts, Sports and Recreation, Dance, Music, Theater.		
j.	Interior Decorator.		
k.	Laundromat, see <u>Section 47-18.19</u> .		
l.	Mail, Postage, Fax Service.		
m.	Massage Therapist.		
n.	Medical Clinic.		

o.	Medical/Dental Office.
p.	Nail Salon.
q.	Parking Facility, see <u>Section 47-20.</u>
r.	Personnel Services.
s.	Photographic Studio.
t.	Professional Office.
u.	Security Systems.
v.	Senior Citizen Center, see <u>Section 47-18.30.</u>
w.	Shoe Repair, Shoe Shine.
x.	Tailor, Dressmaking Store, Direct to the Customer.
y.	Tanning Salon.
z.	Tattoo Artist.
aa.	Trade/Business School.
bb.	Travel Agency.
cc.	Veterinary Clinic, see <u>Section 47-18.35.</u>
dd.	Watch and Jewelry Repair.
10.	<i>Accessory Uses, Buildings and Structures</i> (See also <u>Section 47-19.</u>)
a.	Accessory uses to Hotels, see <u>Section 47-19.8.</u>
b.	Catering Services.
c.	Child Day Care—Corporate/Employee Sponsors when accessory to professional office, see <u>Section 47-18.8.</u>
d.	Film Processing—When accessory to a permitted use.
e.	Outdoor Dining and Sidewalk Cafés, see <u>Section 47-19.9.</u>
11.	<i>Urban Agriculture</i> See <u>Section 47-18.41.</u>

(Ord. No. C-97-19, § 1(47-6.3.1), 6-18-97; Ord. No. C-11-14, § 7, 6-21-11; Ord. No. C-12-24, § 4, 7-10-12; Ord. No. C-12-45, § 2, 12-4-12; Ord. No. C-13-29, § 1, 8-20-13; Ord. No. C-15-36, § 2, 10-20-15)



