

**15 NW 9th Ave
Fort Lauderdale, FL**

Exclusive Offering Memorandum

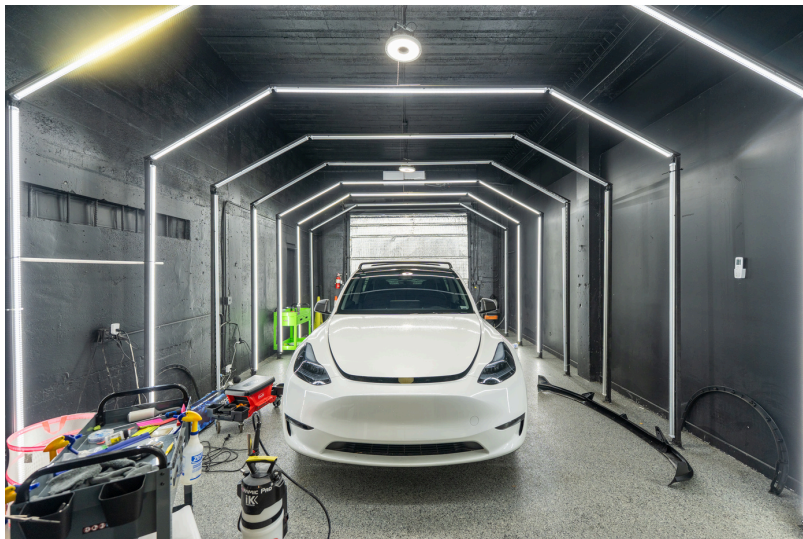
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Property Snapshot

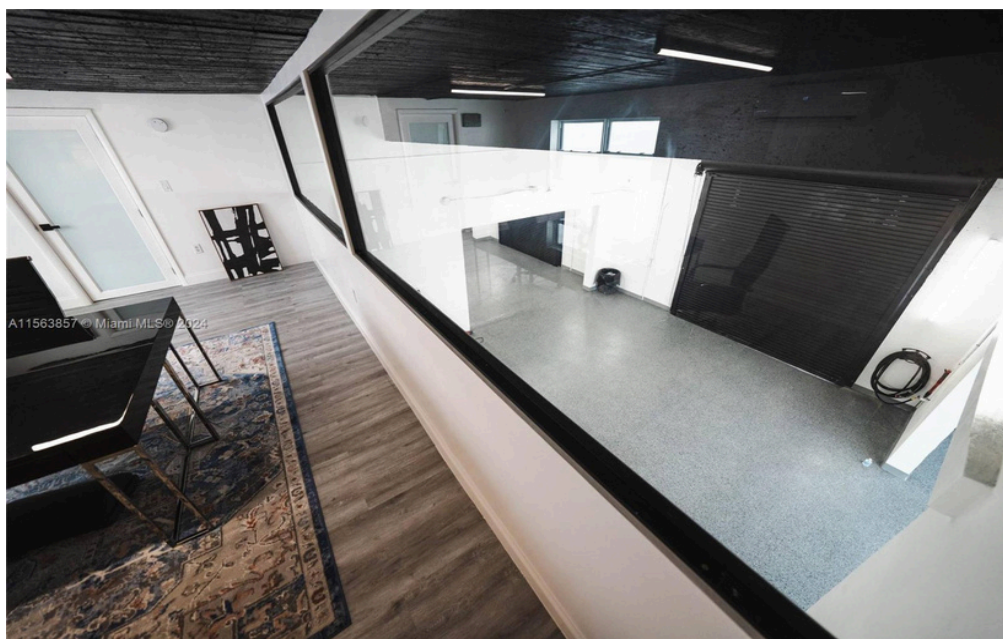
Property Address:	15 NW 9th Ave, Fort Lauderdale, FL
Building Size:	4,114 SF
Lot Size:	7,000 SF
Zoning:	B-3
Year Built:	1959 (Renovated)



Interior Highlights



Office & Reception



Financial Overview

Current (Context Only)

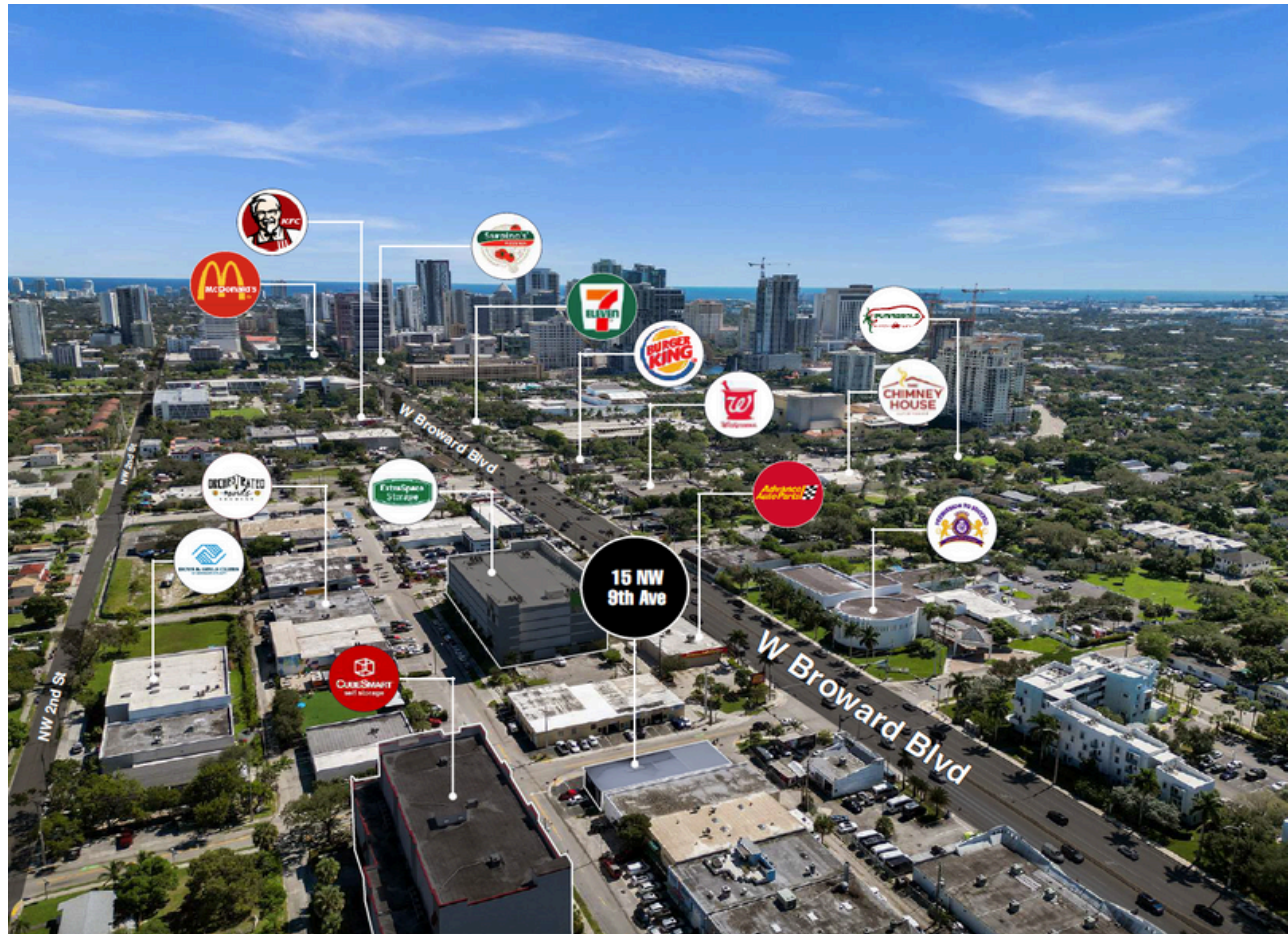
- Currently rented \$40/SF month-to-month (~\$164,560/yr)
- Tenant vacating at closing.
- 2024 Taxes: \$21,936.61
- Insurance: \$20,150

Opportunity

- Delivered vacant – ready for new lease or owner-user.
- Scarcity of renovated warehouse space supports premium rents.

Prime Location in the Heart of Fort Lauderdale

Surrounded by national retailers, dining, and essential services — minutes from Downtown and I-95.



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