

## OFFERING MEMORANDUM

# 5,467 SF SMALL BAY WAREHOUSES WITH 5,501 SF ADJACENT LOT



537–549 NE 34th St & 551 NE 34th  
St (Adjacent Lot), Oakland Park, FL

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# SUMMARY



## INVESTMENT SUMMARY

TruStoneRealty Advisors is pleased to present the exclusive sale of a 5,467-square-foot industrial small bay and self-storage property situated in Oakland Park, FL. The asset's compact footprint, functional layout, and strategic location within a prime Broward County industrial corridor make it an excellent opportunity for investors seeking stable income or for those looking to expand a small bay and self-storage business in a high demand market. This offering also includes the adjacent lot located at 551 NE 34 St, measuring 5,501 square feet, providing additional potential for expansion or complementary uses.

## PROPERTY HIGHLIGHTS

- UnitCount: 20 units, approximately 300 SqFt each
- Building Size: 5,467 SqFt
- Lot Size: 16,503 SqFt
- Year Built: 1967
- Tenancy: MTM
- Clear Height: 10 feet
- Zoning: I-1 – Light Industrial
- Additional Lot, R2 Zoning
- Location: Oakland Park, FL, within a prime Broward County industrial corridor

**Price: \$1,400,000**

# 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.



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