

# PORTFOLIO SALE

## Redevelopment & Investment Opportunity



***OFFERING MEMORANDUM***

***FOR QUALIFIED BUYERS ONLY***





Boasting prime waterfront commercial real estate, this mixed-use gem offers a unique opportunity for savvy investors. This one of a kind property seamlessly blends commercial spaces with waterfront charm. Zoned for retail, restaurant, or service-oriented business, there is a wide-range of permitted use for this property, so yes let your ideas run wild!

Designated as a Transit Oriented Corridor (TOC) North, this zoning facilitates a plethora of permitted uses including, but not limited to, commercial, lodging establishments, mixed-use developments, and beyond. Furthermore, it grants permission to erect buildings as tall as three (3) stories.

*The above information was obtained from sources deemed to be reliable. Details pertaining to the property described above are subject to errors and/or changes without notice. Therefore we, the Brokerage takes no responsibility for, and will not be liable for its accuracy.*



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# PROPERTY OVERVIEW

**ASKING PRICE:** \$1,650,000.00

**Total Rentable Bldg. Area:** 5,100 SF ±

**LAND SIZE:** 11,845 SF ± (0.27 AC)

**CAP RATE:** 3.4% (other building is vacant)

**YEAR BUILT:** 1959 & 1974

**CURRENT USE:** Retail/Warehouse & Mixed-Used

**YEAR RENOVATED:** 2017, 2022 & 2023

**BUILDING STRUCTURE:** CBS

**ZONING:** Transit Oriented Corridor North (TOC N) - Mixed-Use

**PARCEL NUMBERS:** 494226000150 & 494226000140

**ADDRESS:** 2808 - 2816 N Dixie Hwy. Wilton Manors FL 33304

**COUNTY / SUBMARKET:** Broward / Fort Lauderdale

**NOTES:** Both buildings have new roofs intalled in 2023

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# SALE COMPARABLES

Subject Property  
 Type: Retail, Warehouse, Mixed-Used  
 Combined Bldg Size: 5,100 SF  
 Price/SF: **\$323.52**  
 Asking Price: \$1,650,000.00

**Compare**

## Nearby Sale Comparables

Show Sale Comps Criteria

Reports

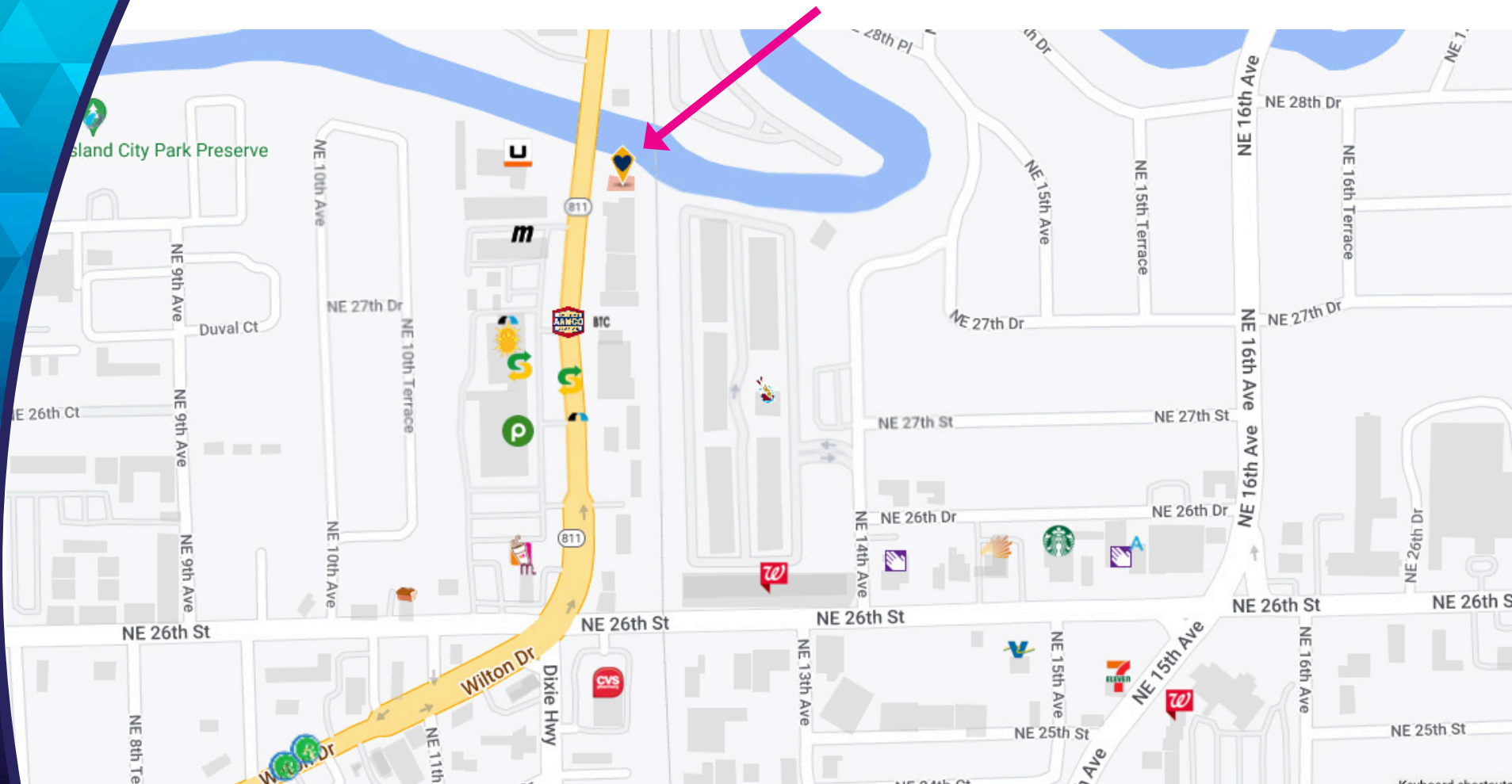
Address	Name	Rating	Yr Blt/Renov	Type	Size	Dist (mi)	Sale Date	Sale Price	Price/SF
400 W Sunrise Blvd		★★★★★	1959	Retail	1,517 SF	2.10	Feb 2024	\$1,200,000	\$791.03
901 N Andrews Ave		★★★★★	1961	Retail	3,941 SF	2.06	Aug 2023	\$2,425,000	\$615.33
1341 E Commercial Blvd		★★★★★	1969	Retail	1,755 SF	1.85	Feb 2024	\$965,000	\$549.86
925 N Andrews Ave		★★★★★	1959	Retail	1,900 SF	2.01	Aug 2023	\$799,000	\$420.53
3020 N Federal Hwy	9 & 10	★★★★★	1960	Retail	4,158 SF	1.03	Jul 2023	\$1,700,000	\$408.85
3343 NE 33rd St	Galt Ocean Village Shops	★★★★★	1974	Retail	1,866 SF	1.95	Oct 2022	\$750,000	\$401.93
2661 N Federal Hwy		★★★★★	1957	Retail	2,815 SF	0.90	Mar 2024	\$1,100,000	\$390.76
3000 N Federal Hwy	SE Corner Unit	★★★★★	1968	Retail	2,320 SF	1.05	Dec 2023	\$800,000	\$344.83
2465 E Commercial Blvd		★★★★★	1984	Retail	2,457 SF	2.23	Oct 2023	\$800,000	\$325.60
2650 NE 57th St		★★★★★	1972	Retail	5,631 SF	2.76	Dec 2023	\$1,625,000	\$288.58
1106 NE 4th Ave		★★★★★	1976	Retail	3,300 SF	1.72	Jan 2024	\$950,000	\$287.88
1026-1030 NW 9th Ave		★★★★★	1962	Retail	2,700 SF	2.21	Jan 2024	\$763,000	\$282.59
3038 N Federal Hwy	Times Square Plaza	★★★★★	1961	Retail	4,000 SF	1.00	Nov 2022	\$840,000	\$210.00
2133 N Dixie Hwy		★★★★★	1962	Retail	4,863 SF	0.42	Aug 2022	\$1,000,000	\$205.63
3038 N Federal Hwy	Times Square Plaza	★★★★★	1960	Retail	4,132 SF	1.01	Nov 2022	\$840,000	\$203.29
3801 N Andrews Ave		★★★★★	1960	Retail	5,052 SF	1.24	Oct 2023	\$1,000,000	\$197.94
800 NW 10th Ter		★★★★★	1956	Retail	5,075 SF	2.53	Feb 2024	\$975,000	\$192.12
2133 N Dixie Hwy		★★★★★	1962	Retail	4,863 SF	0.42	Mar 2022	\$926,000	\$190.42

Source: CoStar



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**CALL TODAY 954.281.8100**

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