

FOR SALE

Waterfront Corner Unit - Mixed-Used Income Producing Retail Property



Asking Price: \$1,565,000.00

Positioned on the river that separates Fort Lauderdale from Wilton Manors – offering the best of both upscale communities. Ideal location for Child Day Care Center, Pet Store – Doggy Day Care, UPS Store, Dry Cleaning, Beauty Salon and list goes on... 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 a wide-range of permitted use for this property, so yes let your ideas run wild! Currently, all three tenants are on month-to-month leases and paying way below market rates, opportunity to increase rental income and maximize property value.



PROPERTY HIGHLIGHTS:

- Crossroads Shopping Center
- Corner Lot-Endcap Building
- RBA: ±5,652 SF
- 4 Contiguous Units
- New Metal Roof
- Building Signage
- Waterfront Retail Property
- Zoning: B-1-Mixed-Used
- Month to Month Tenants
- Outdoor Area
- Priced to Sell as a whole or per unit

Disclaimer: The above information was obtained from sources deemed to be reliable. Details pertaining to the property described above may change without notice and are subject to errors and/or omissions.