

2811 E Commercial Blvd
 2811 E Commercial Blvd, Fort Lauderdale, FL 33308



Price:	\$2,300,000
Building Size:	13,049 SF
Price/SF:	\$176.26
Property Type:	Retail
Property Sub-type:	Retail (Other)
Property Use Type:	Investment
Commission Split:	3%
Cap Rate:	5%
Occupancy:	96%
No. Stories:	2
Tenancy:	Multiple
Year Built:	1969
Lot Size:	0.16 AC
APN / Parcel ID:	494213070340

Highlights

- Super Northeast Ft Laud Business Corridor
- East of US 1 & less than 1 miles to Beaches
- New Roof 2015
- Renovated Common Areas 2015
- Rarely a Vacancy Upstairs or Down
- Under Cover Parking Available

Description

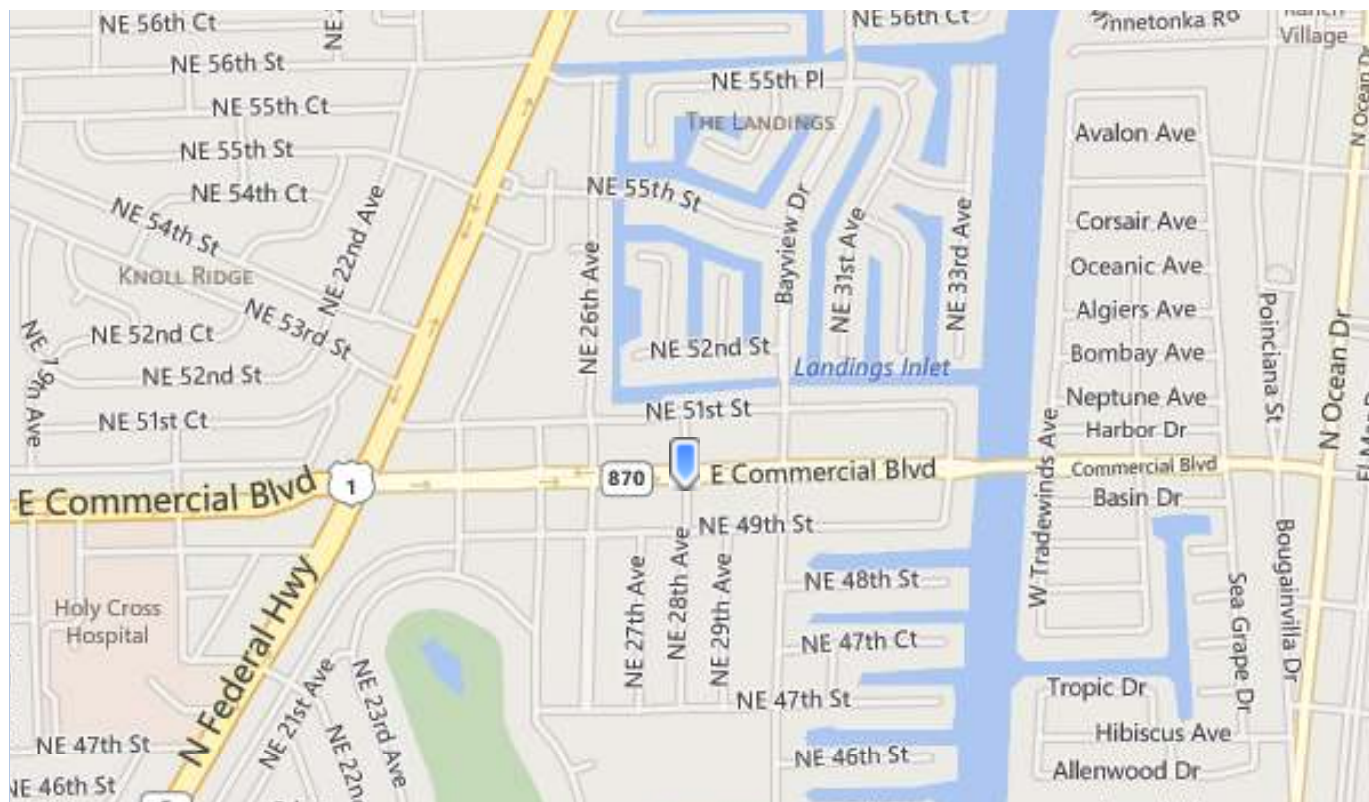
Solid Mixed Use Retail/Office Two Story Investment ~ (4) Street Level Bays & (17) Offices on 2nd Floor w/Elevator ~ BRAND NEW ROOF ~ 2015 Renovated Common Area Entrance, Hallway & Baths ~ (6) Undercover Parking Spots combined w/Free & Metered City Parking ~ Very Busy Traffic and Pedestrian Location ~ Less than a mile to the Beach & 3 miles to I95 ~ Well Managed & Maintained ~

North Side of East Commercial Blvd between US 1 and the Intercoastal Waterway

Financial Summary

	Actual
Year	2014
Scheduled Gross Income	\$197,823
Operating Expenses	\$74,749
Net Operating Income	\$123,074

Map of 2811 E Commercial Blvd, Fort Lauderdale, FL 33308 (Broward County)



Additional Photos



2811 E Commercial Blvd



2811 E Commercial Blvd



2811 E Commercial Blvd



2811 E Commercial Blvd



2811 E Commercial Blvd



2811 E Commercial Blvd



2811 E Commercial Blvd



2811 E Commercial Blvd



2811 E Commercial Blvd



2811 E Commercial Blvd



 **Jim Esposito** 954-336-3776
jim@reftl.com
www.FortLauderdaleBeachProperty.com

