

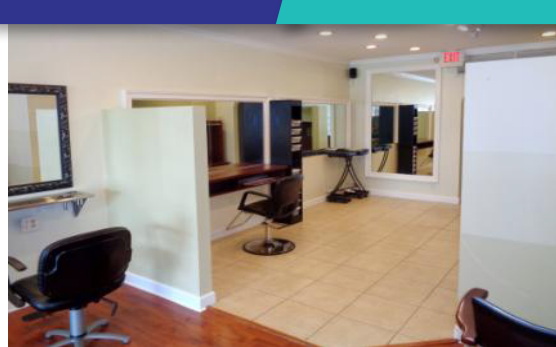


**FREESTANDING**

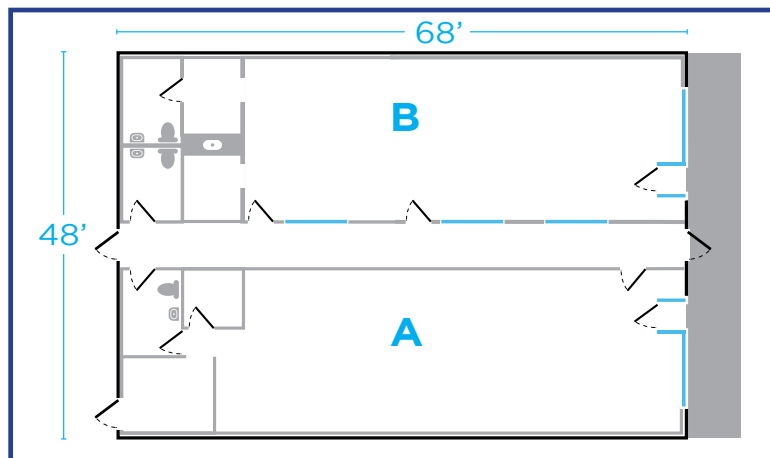
**FOR SALE**

**FOR LEASE**

**2852 East Oakland Park Blvd,  
Fort Lauderdale, FL 33306**



- 2 Tenant Spaces
  - Unit A Tenant MTM Beauty Salon
  - Unit B Vacant / 2 Bathrooms
  - Front, Back & Side Entrance
  - Front Street Parking
  - 18 Private Parking
  - Bayview Dr & East Oakland Park Blvd next to Intercoastal Bridge
- Serving these neighborhood Lauderdale Beach, Galt Mile, South of Coral Ridge Country Club, South Corals, Coral Shores, Coral Brook, Dolphin Isles



**LEASE**

**UNIT #1** 1,500 ± SQ FT **\$2,708**/Month  
+ Sales Tax  
Tenant pays utilities

**3,007±SQFT**

**SALE \$926,000**

**NEGOTIABLE PRICE!**



**JOE PELAYO** / CCIM, SIOR  
trec@joepelayo.com  
**954.224.8773**



**CALL US!**  
**TREC**  
Total Real Estate Consultants Inc.  
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954.341.3294

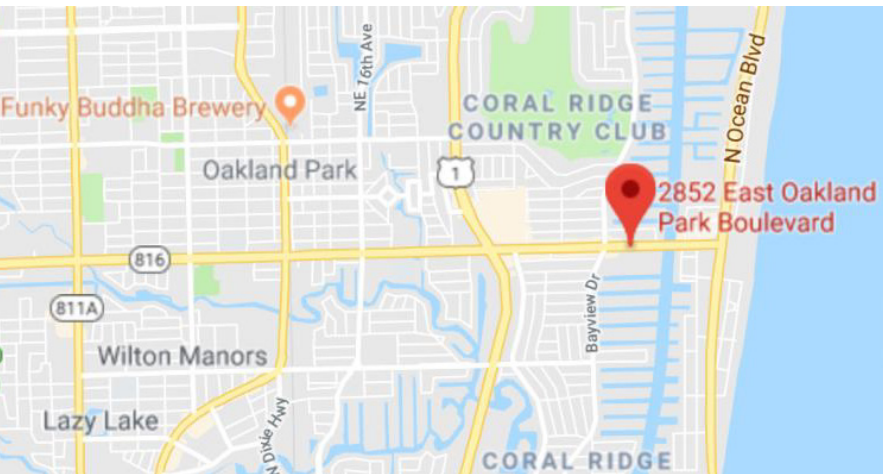
**GEORGE PELAYO**  
georgetrec@joepelayo.com  
**954.482.1330**



*Note: This offering subject to errors, omissions, prior sales or withdrawal without notice.*



**2852 East Oakland Park Blvd, Fort Lauderdale, FL 33306**



**POPULATION**

- 1 Mile 20,000
- 3 Mile 112,000

**TRAFFIC COUNTS**

- Oakland Park Blvd 33,000 cars/day
- Bayview Dr 11,500 cars/day



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