

FOR **SALE**

MEDICAL OFFICE BUILDING

FOR **LEASE**

7,038±SQFT

3,000±SQFT



DRASTIC PRICE REDUCTION!

EMPIRE PROFESSIONAL BUILDING



2830 E Oakland Park Blvd, Fort Lauderdale, FL 33306

FREE STANDING BUILDING

- Zoned CB: Community Business
- Certified property inspections 50/40 years
- 2 story building
- 2nd floor, long term tenant
- First floor vacant
- Lighted Private Parking Lot (29 Parking)
- Next to the Intracoastal Bridge

FOR **SALE \$3,199,000**

FIRST FLOOR OFFICE

- 3 entrances
- Zoned CB: Community Business
- Certified property inspections 50/40 years
- First floor vacant
- Ample Parking in Large Lighted Private Parking Lot (29 Parking Spaces) + Street Parking
- \$35 Base Rent + \$10 OPEX/CAM= \$45 + Sales Tax
- Next to the Intracoastal Bridge

FOR **LEASE \$11,250/MO** +Sales Tax

CONTACT US!

JOE PELAYO / CCIM, SIOR
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 954.224.8773

TREC
 Total Real Estate
 Consultants Inc.
 www.trecfl.com
 954.341.3294

GEORGE PELAYO / RENE, MRP
 georgetrec@joepelayo.com
 954.482.1330

FOR **SALE**

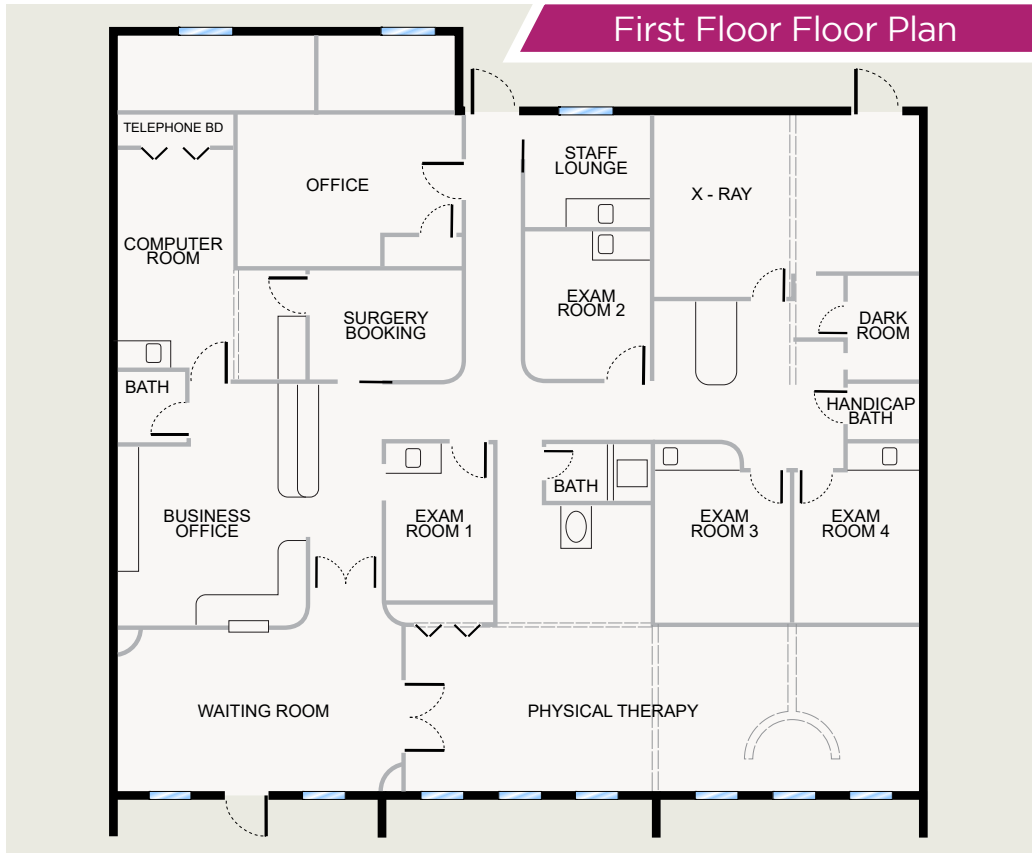
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#1 COMMERCIAL AGENT IN # TRANSACTIONS



COMMERCIAL REAL ESTATE

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