

# FOR SALE

Industrial Investment | Fort Lauderdale, FL



## Multi-Property Investment Opportunity



Income Producing Investment

Two Buildings: \$3.75MM

Any information herewith is obtained from sources we consider reliable. The information supplied herein is for informational purposes only and shall not constitute a warranty of assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.

The subject property is comprised of two separate buildings one located at 2816 SW 3rd Avenue, Fort Lauderdale, FL.

A second contiguous and conjoined building located at 230 SW 28th Street, Fort Lauderdale FL.

The main building 2816 SW 3rd Avenue is located directly on the corner of SW 29th Street and SW 3rd avenue.

Each of the locations are of concrete block and stucco construction.

The property is being offered subject to a lease for the entire facility to the purchaser of the business.



**THE FITZGERALD GROUP**  
COMMERCIAL REAL ESTATE

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## 2816 SW 3rd Avenue, Fort Lauderdale



The property is concrete block and stucco building originally constructed in 1956. The main building 2816 SW 3rd Avenue is located directly on the corner of SW 29th Street and SW 3rd avenue. The property is grade level and is in average overall condition. The roof has been recently coated.

### Highlights Include:

- Concrete block and stucco building originally constructed in 1955
- The building contains 36,000 +/- square feet of useable area
- Situated on .87 acres or 38,100 square feet of site area
- Recently coated roof
- Adjacent surface parking

*\*The property is being offered subject to a lease for the entire facility to the purchaser of the business. Current owner will remain in place as a tenant to the purchasing party.*

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## 227 SW 29<sup>th</sup> Street, Fort Lauderdale

The property is a concrete block and stucco building originally constructed in 1957. The building contains 3,100 +/- square feet of useable area and is contiguous and conjoined with the building located at 2816 SW 3<sup>rd</sup> Avenue, Fort Lauderdale Florida. The property is currently used a machine and tool shop for Bigham insulation. The property has a small office area and two separate bathrooms in the warehouse. The property also features small fenced yard area with a security gate. The property has a new TPO roof which has an expected 20-30 year life in South Florida.

### Highlights Include:

- Concrete block and stucco building originally constructed in 1957
- 3,100 +/- square feet of useable area and is contiguous and conjoined with the building located at 2816 SW 3rd Avenue
- Situated on .1468 acres or 6,395 square feet of lot area
- The property is grade level and is in generally poor overall condition.
- 10' +/- ceilings and two grade level roll-up doors
- Features small fenced yard area with a security gate
- New TPO roof which has an expected 20-30 year life

*\*The property is being offered subject to a lease for the entire facility to the purchaser of the business. Current owner will remain in place as a tenant to the purchasing party.*



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# FOR SALE

2186 SW 3rd Ave | 227 SW 29th St.



Multi-Property Investment Opportunity



- The buildings have a total of 9 roll-up grade level doors
- easy access to US-1, I-595, the Fort Lauderdale International Airport, and Port Everglades
- The property is in overall good condition
- The property is being offered subject to a lease for the entire facility to the purchaser of the business
- **ASKING: \$3.75MM**

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