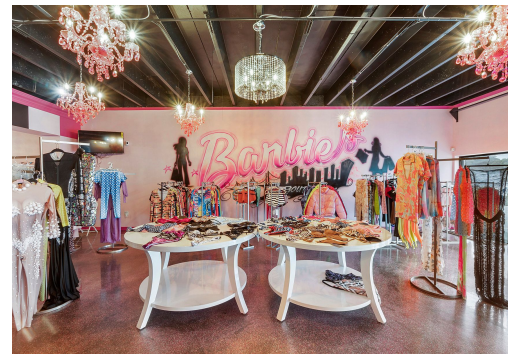
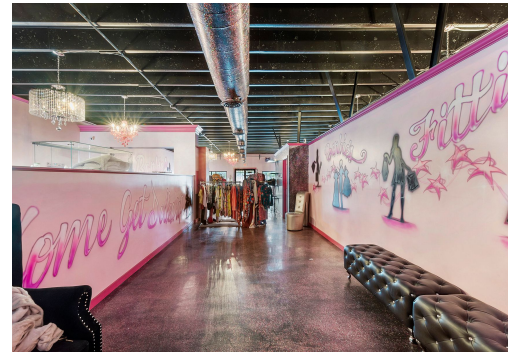


FREE STANDING COMMERCIAL UNIT

3556 W Broward Blvd, Fort Lauderdale, FL 33312



Listed at \$975,000

Freestanding retail building, approximately 2,485 square feet on .3 acre lot, with a great view of Broward Blvd. Prime area with a newly built Walmart a mile away. Located next door to NAPA auto parts and Melrose Plaza. 15 minutes from Hardrock Hotel and beach. The building is equipped with impact windows and zoned B-1 (multi-purpose use). There is parking in the front and rear of the building (23 parking spaces total). The current tenant is a Hair Salon Boutique, currently paying \$2500, month to month and willing to stay, however comparative rental market is \$35/sqft/yr. Asking Price \$975,000.



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