



SALE

# 3,373 SF Office/Warehouse Condo w/ 3,100 SF Mezzanine

**5300 NW 12TH AVENUE #1**

Fort Lauderdale, FL 33309

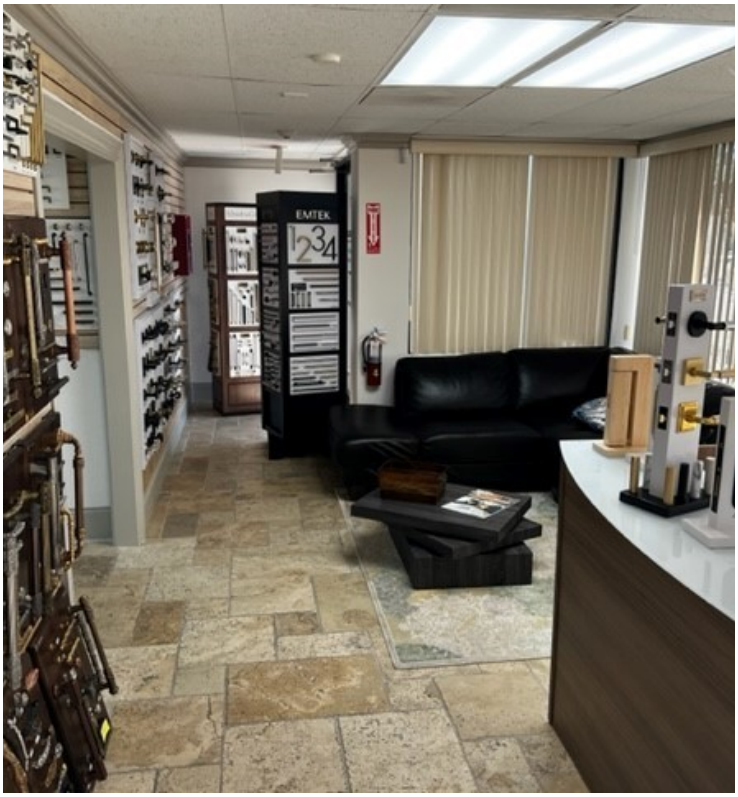

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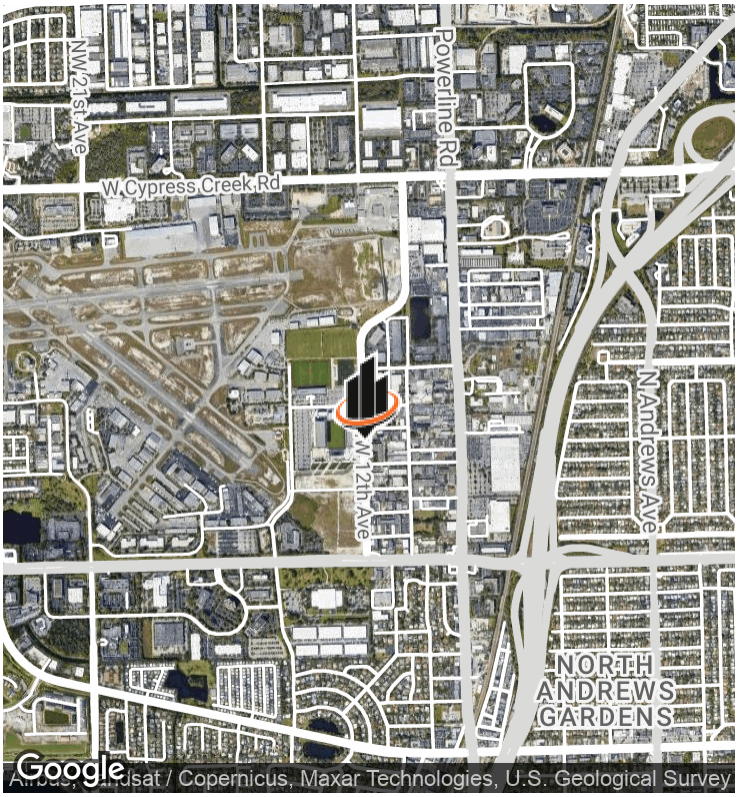
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# PROPERTY SUMMARY






## OFFERING SUMMARY

| | |
|---|---|
| **SALE PRICE:** | $1,350,000 |
| **TOTAL SF:** | 6,473 SF |
| **OFFICE SF:** | 3,373 SF |
| **MEZZANINE SF:** | 3,100 SF |
| **YEAR BUILT:** | 1987 |
| **ZONING:** | I - (Industrial) |
| **APN:** | 4942 16 AA 0010 |

## PROPERTY OVERVIEW

Great office/warehouse condo ideally located in the Cypress Creek Uptown District adjacent to the Fort Lauderdale Executive Airport and the Inter Miami CF Soccer Stadium, with easy access to I-95 and the Florida Turnpike. The space features +/- 3,373 square feet of upscale 1st floor office area / shipping area and +/- 3,100 square feet of storage mezzanine, above the office. The first floor consist of a lobby / showroom area, reception, kitchen, (2) rest rooms, (7) offices, conference room and shipping area.

## PROPERTY HIGHLIGHTS

- Ideal End Unit with Frontage on NW 12 Avenue
- Grade Level Overhead Door
- Two Glass Store Front Entrances
- 10 Parking Spaces
- Seller Requesting up to a 1 Year Lease-Back

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# ADDITIONAL PHOTOS










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