

1217 E BROWARD BLVD

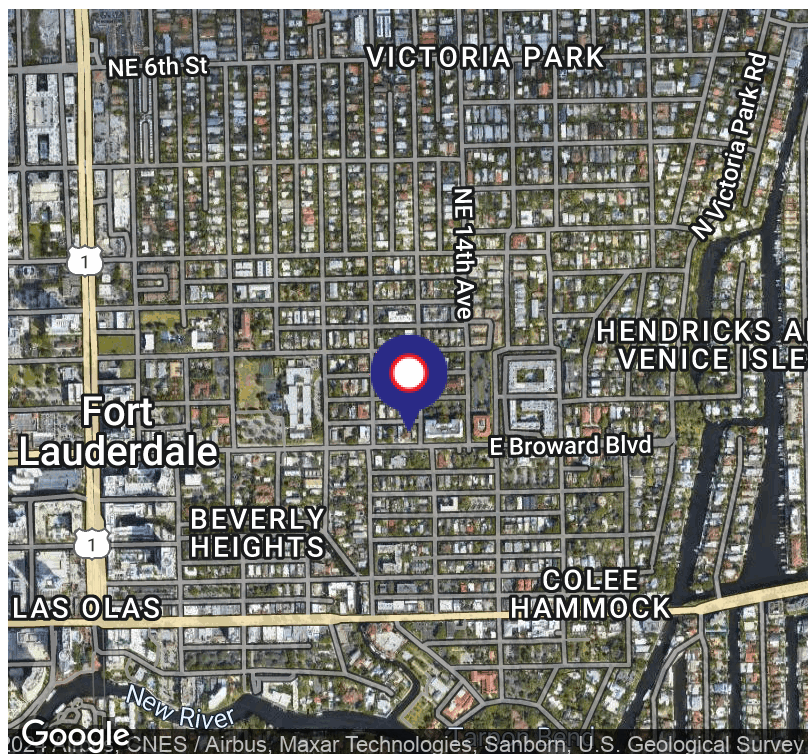
FORT LAUDERDALE, FL 33301

PROPERTY SUMMARY



PROPERTY DESCRIPTION

A rare Live/Work opportunity on East Broward Boulevard in the Victoria Park area of Fort Lauderdale. This 1,784 +/- free standing building has beautifully restored Dade County Pine finishes, an exposed ceiling, and has been updated throughout. As you enter the front door, there is a reception and work area along with a restroom. To the left of this area is a conference room with windows on two sides. Through a door off of the reception area, there are 4 rooms, one that is an office, two which are currently set up as bedrooms, and the third is a den. The configuration can stay as it is or be all offices. There is a kitchenette with a dishwasher and full size refrigerator/freezer, an ADA restroom, and a full bathroom with a shower. The back door leads to a fenced yard with a deck. Behind the fenced yard is a large parking area which is accessible via the rear alley. This is ideal for someone wanting to occupy a free standing building for their business or to have their business in the front and live in the back. Can be delivered furnished, partially furnished, or without furniture.



JUDITH (JUDY) A. DOLAN

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INTERIOR PHOTOS



JUDITH (JUDY) A. DOLAN

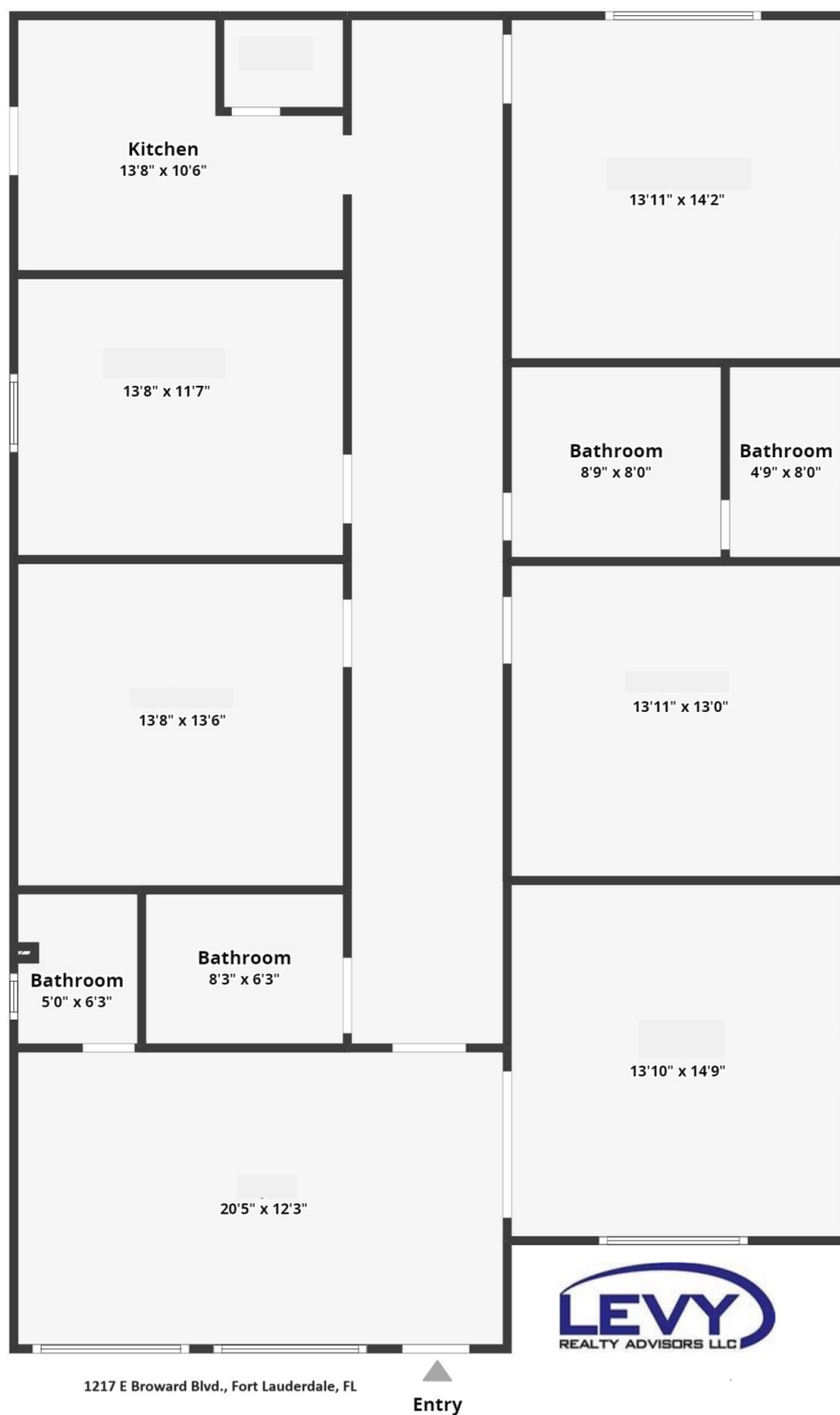
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FLOOR PLAN



All dimensions are approximate and subject to independent verification

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