

FLEX INDUSTRIAL + FENCED YARD
FOR SALE

EXCLUSIVELY LISTED BY:



EAGLEWOOD HANGER

3001 NE 12th Terrace, Oakland Park, FL 33334

DESCRIPTION

Very rare former Naval Air Hangar built post WW2. Large open areas with 4,800 sq feet under hangar and 3 phase power. Also has a car lift and air compressors. Property features a double lot totaling 13,000 sq feet with plenty of outdoor and indoor storage. There is a fully built out living space with huge outdoor bar, lounge, kitchen, bath and shower. Eaglewood Hanger is located in a very busy metro area surrounded by residential and waterways. Direct access to I95 and US1 from Oakland Park Blvd.

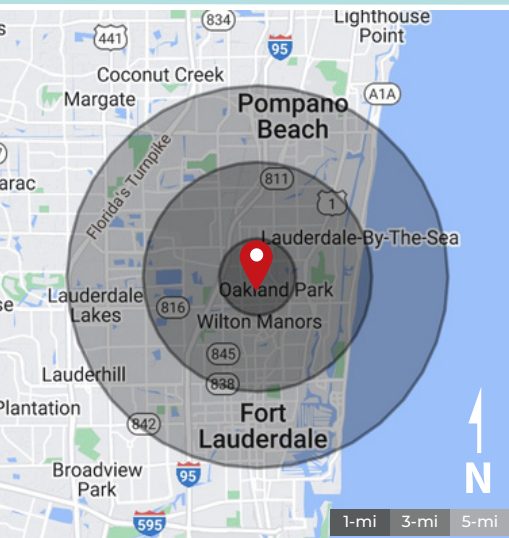


SUMMARY

Pricing	\$3,999,000
Lot Size	+/- 0.3 AC
Building Size	+/- 4,800 SF
Zoning	WFS-4/I-1
Property Type	Flex
Power	3-phase
Built/Renovated	1954/2001
Ceiling Height	15-20 FT



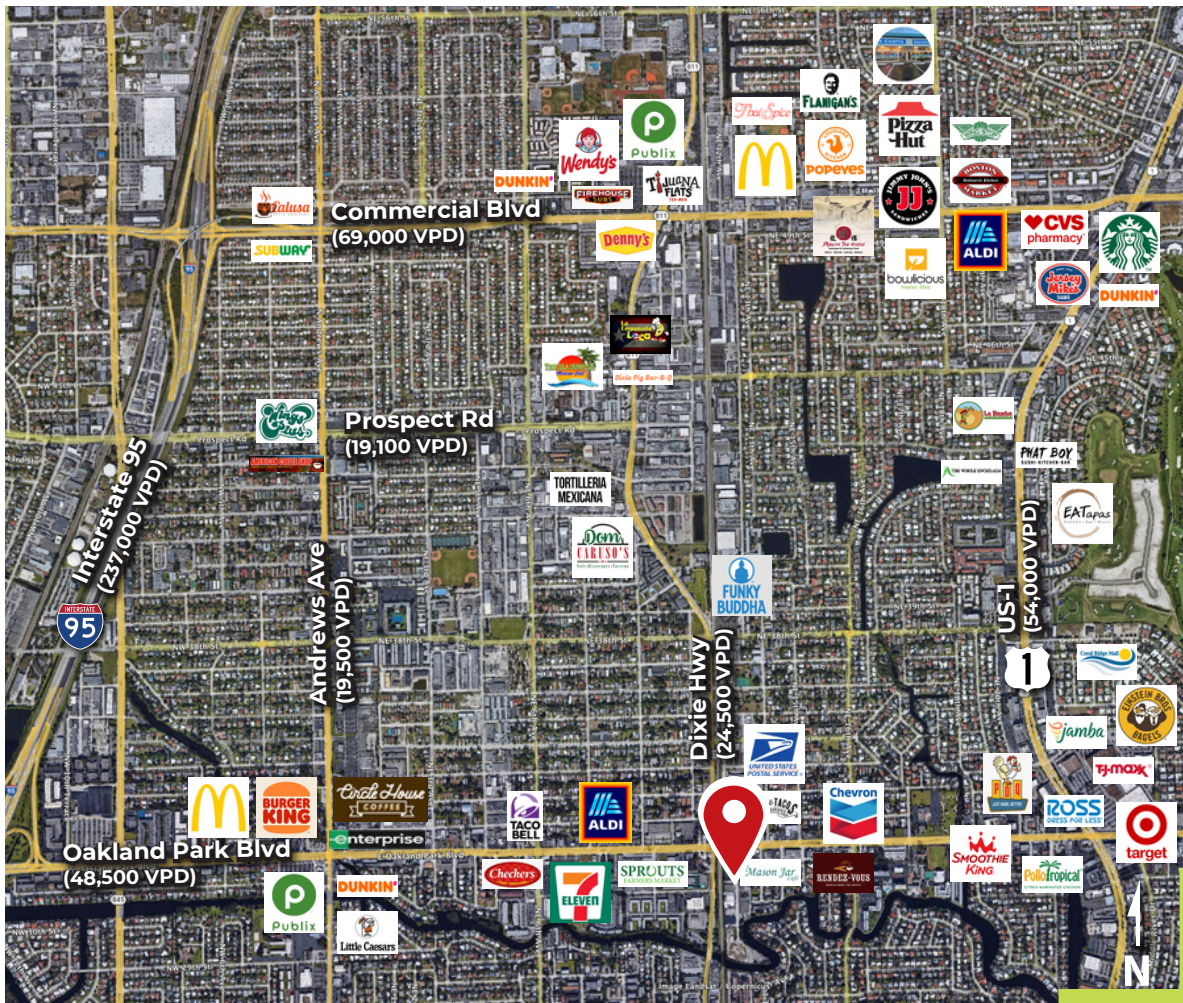
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LOCATION DESCRIPTION

The property is strategically located in the industrial district on the border of Oakland Park Blvd and Wilton Manors. This site is just one block south of E Oakland Park Blvd., one block from Dixie highway and less than two miles to I-95 and US-1.

Visit Our Website!



DEMOGRAPHICS

Within 3 mi Radius

- \$68,254
Avg. Household Income
- \$1.87 B
Consumer Spending
- 142,860
Residential Population
- 117,194
Daytime Workforce
- 1.5 miles, 5 min.
To US1 and I-95

SURROUNDING AREA

The surrounding area is vibrant, with notable landmarks like Oakland Park's Downtown Core and Central Business District. Over the next two years, 1,000 new residential units will be delivered within a one-mile radius, promising a steadily increasing customer base.



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