

# Small Bay Industrial FOR SALE

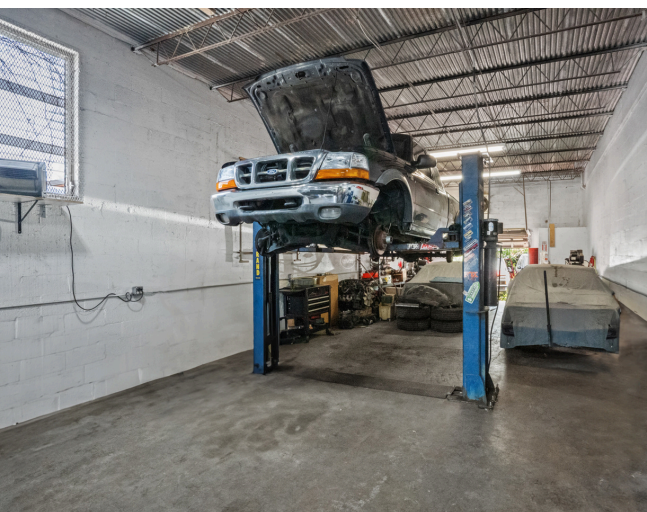
EXCLUSIVELY LISTED BY:



## OAKLAND PARK SMALL BAY 530-536 & 548 NE 32nd St, Oakland Park, FL 33334

### DESCRIPTION

Fantastic investment or owner-user opportunity in the heart of Oakland Park's Industrial district! This gem offers 5 bays, totaling 8,984 SF, set on 17,111 SF lot (0.39 AC) with B-3 zoning. Current leases are under market value, with all expiring by year-end. Elevate rental rates to market standards, unlocking a lucrative 6.75% CAP rate as per proforma projections. Don't miss your chance to capitalize on this prime small bay warehouse!



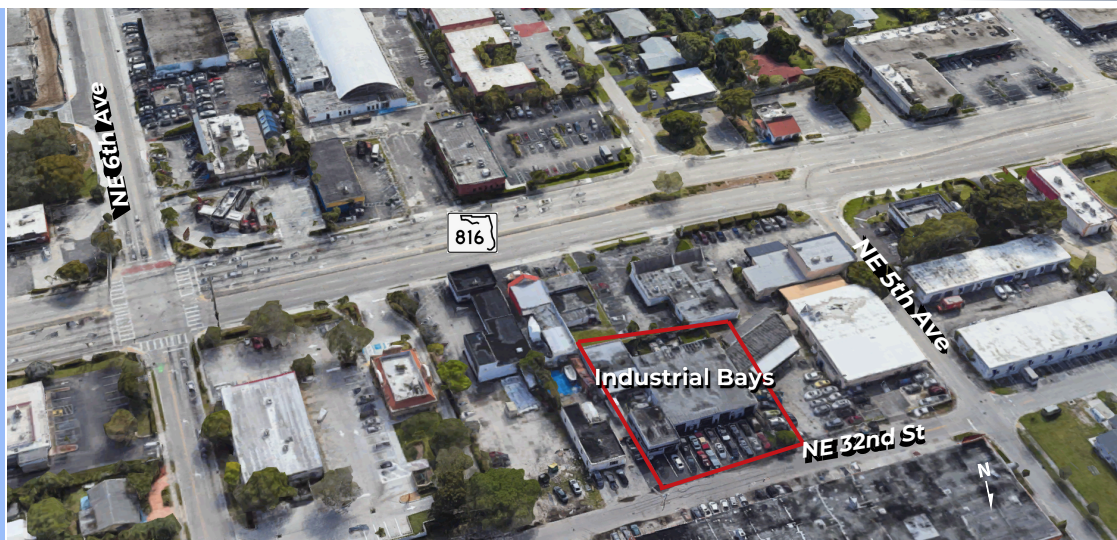
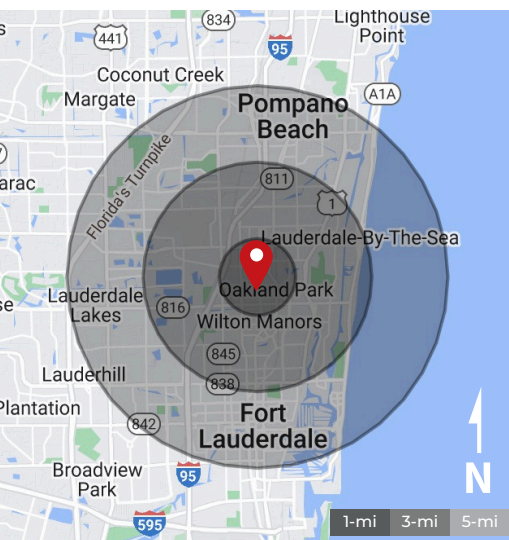
### SUMMARY

Pricing Guidance	\$1,950,000
Proforma Cap Rate	6.75%
Actual Cap Rate	6.20%
Lot Size	17,111 FT
Building Size	8,984
Units	5
Zoning	B-3





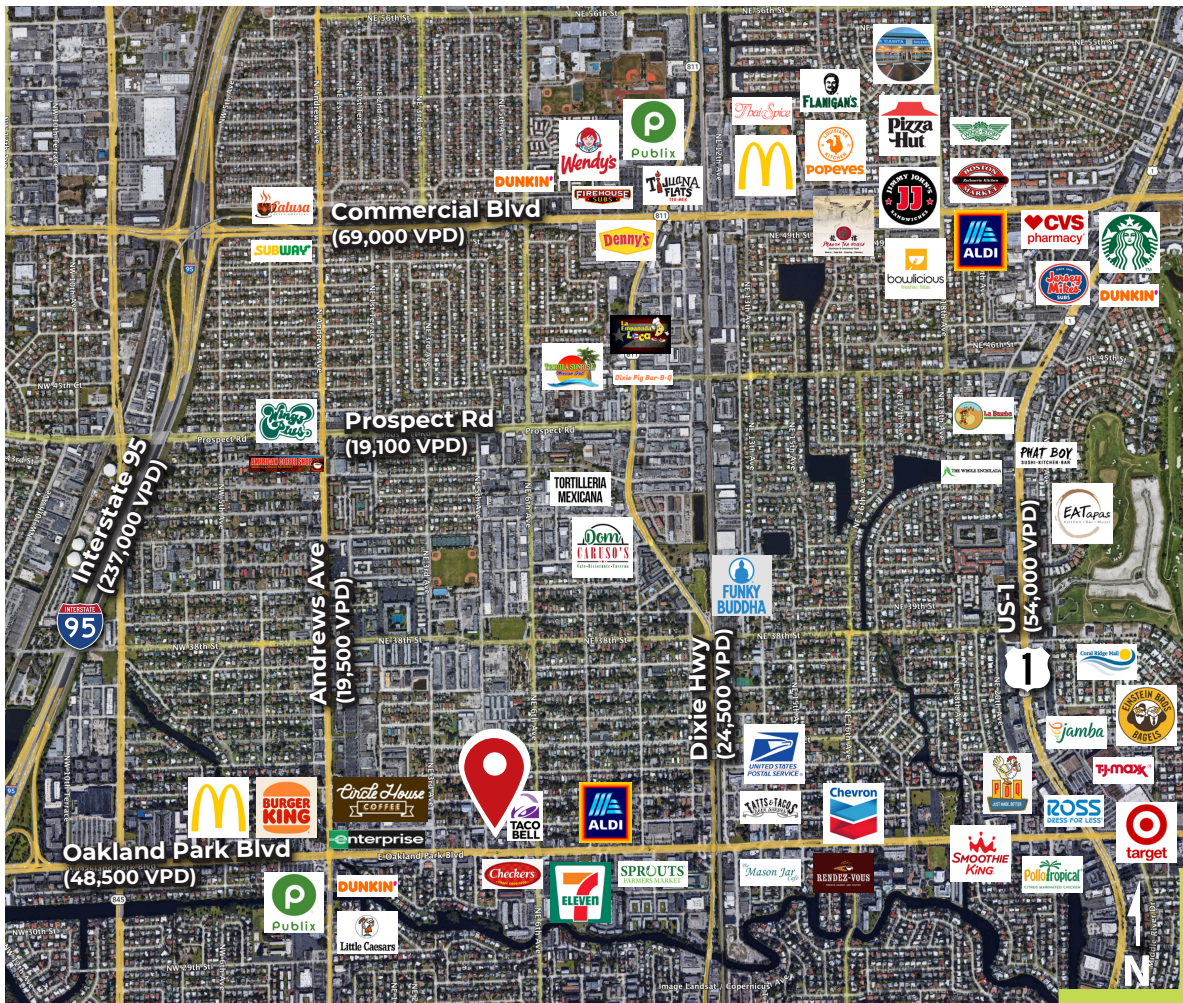
**530-536 & 548 NE 32nd St**  
Oakland Park, FL 33334



## LOCATION DESCRIPTION

The property is located in the heart of the Oakland Park Industrial District. This site is just one block north of E Oakland Park Blvd., five blocks from Dixie highway and less than two miles to I-95 and US-1.

Visit Our Website!



## DEMOGRAPHICS

Within 3 mi Radius



## 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.



(954) 372 -7280



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3101 N Federal Hwy, Ste 502  
Oakland Park, FL 33306







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## Rent Roll & Expenses

ADDRESS	Approx. SF	Price per sq. ft.	Monthly Rent	Other	Yearly	Monthly/ Tax/Water	Term of Lease	Other
<b>530 NE 32nd Street Oakland Park, FL 33334</b>	1,600 sq. ft.	\$23.50	\$3,133.33	None	\$37,600.00	\$3,337.00	10.1.23-4.30.24	Tenant pays taxes & electric
<b>532 NE 32nd Street Oakland Park, FL 33334</b>	1,600 sq. ft.	\$16.00	\$2,133.33	\$100 / water	\$26,799.96	\$2,382.66	11.2023-12.31.2023	Tenant pays taxes, electric & \$100 water
<b>534 NE 32nd Street Oakland Park, FL 33334</b>	1,600 sq. ft.	\$15.00	\$2,000.00	\$100 / water	\$25,200.00	\$2,240.00	Month to month	Tenant pays taxes, electric & \$100 water
<b>536 NE 32nd Street Oakland Park, FL 33334</b>	1,600 sq. ft.	\$15.00	\$2,000.00	\$100 / water	\$25,200.00	\$2,240.00	11.2023-12.31.2023	Tenant pays taxes, electric & \$100 water
<b>YEARLY INCOME</b>				\$300.00	\$114,799.96			
<b>548 NE 32nd Street Oakland Park, FL 33334</b>	2,500 sq. ft	\$0.00	\$0.00	x	\$0.00	\$0.00	VACANT	
<b>MONTHLY INCOME</b>	6400		\$9,266.66					
			\$/sf	Expenses	Gross			
			\$2.40	Property Taxes	\$21,400.00			
			\$1.50	Insurance	\$13,350.00			
			\$1.00	Maintenance	\$8,900.00			
					\$43,650.00			



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## Sale Comps Map & List Report

Sale Comparables

**85**

Avg. Cap Rate

**5.1%**

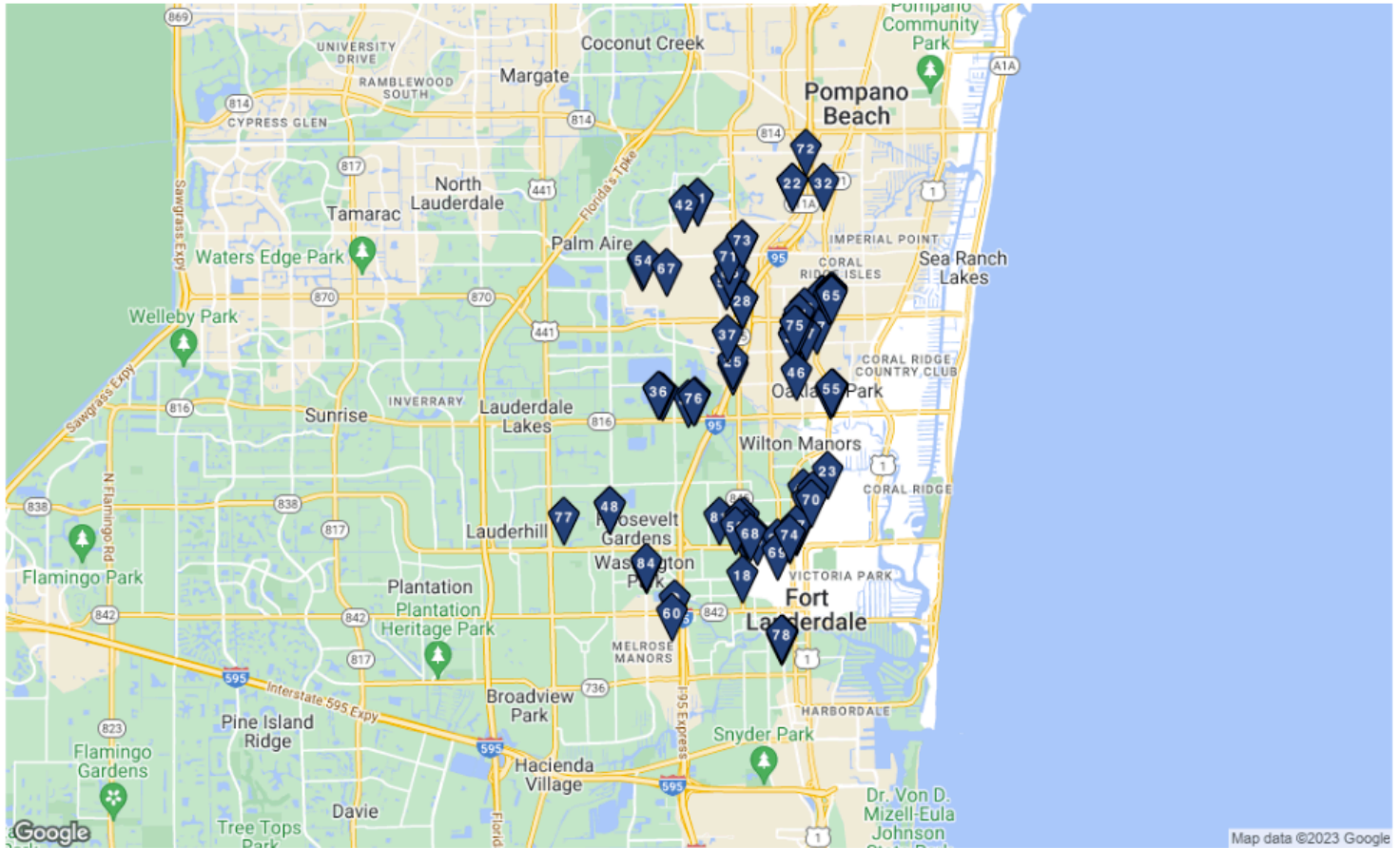
Avg. Price/SF

**\$295**

Avg. Vacancy At Sale

**-**

### SALE COMPARABLES LOCATIONS



### SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$225,000	\$2,053,294	\$1,439,417	\$9,420,000
Price Per Unit	\$26	\$295	\$208	\$2K
Cap Rate	1.4%	5.1%	5.5%	7.4%
Time Since Sale in Months	1.0	13.5	14.0	23.0
Property Attributes	Low	Average	Median	High
Building SF	5,000 SF	7,268 SF	7,084 SF	10,000 SF
Floors	1	1	1	2
Typical Floor	2,415 SF	7,562 SF	7,084 SF	33,000 SF
Vacancy Rate at Sale	-	-	-	-
Year Built	1949	1971	1969	2019
Star Rating	★★★★★	★★★★★ 1.7	★★★★★ 2.0	★★★★★



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