



FOR SALE

**801 N ANDREWS AVENUE
+ 824 NW 1ST AVENUE
FORT LAUDERDALE, FL 33311**

DOWNTOWN COVERED LAND ASSEMBLAGE

STL
COMMERCIAL

OVERVIEW

STL Commercial and Lokation Real Estate Commercial Services have been exclusively retained for the sale of a prime covered land assemblage just outside of Downtown Fort Lauderdale. Totalling 1.63 acres and over 20,000 SF of building, the property was recently rezoned to NWRAC-MUne, allowing for 120 foot construction and a wide variety of uses including Apartments, Hotel, and/or Retail. There is in-place income on the site as well as the ability to increase it by leasing some of the vacant space, offering a cushion for a hold period before breaking ground. There are also planned developments leading all the way up to the subject site. The site is Live Local (SB102) eligible and located in a Qualified Opportunity Zone.

SITE SUMMARY

LOT SIZE: 71,249 SF (1.63 acres)

COMBINED BLDG SIZE: 20,900 SF

ZONING: NWRAC-MUne

ALLOWED USES: Multi-Family,
Hotel, Retail, Office,
Restaurant, Etc.

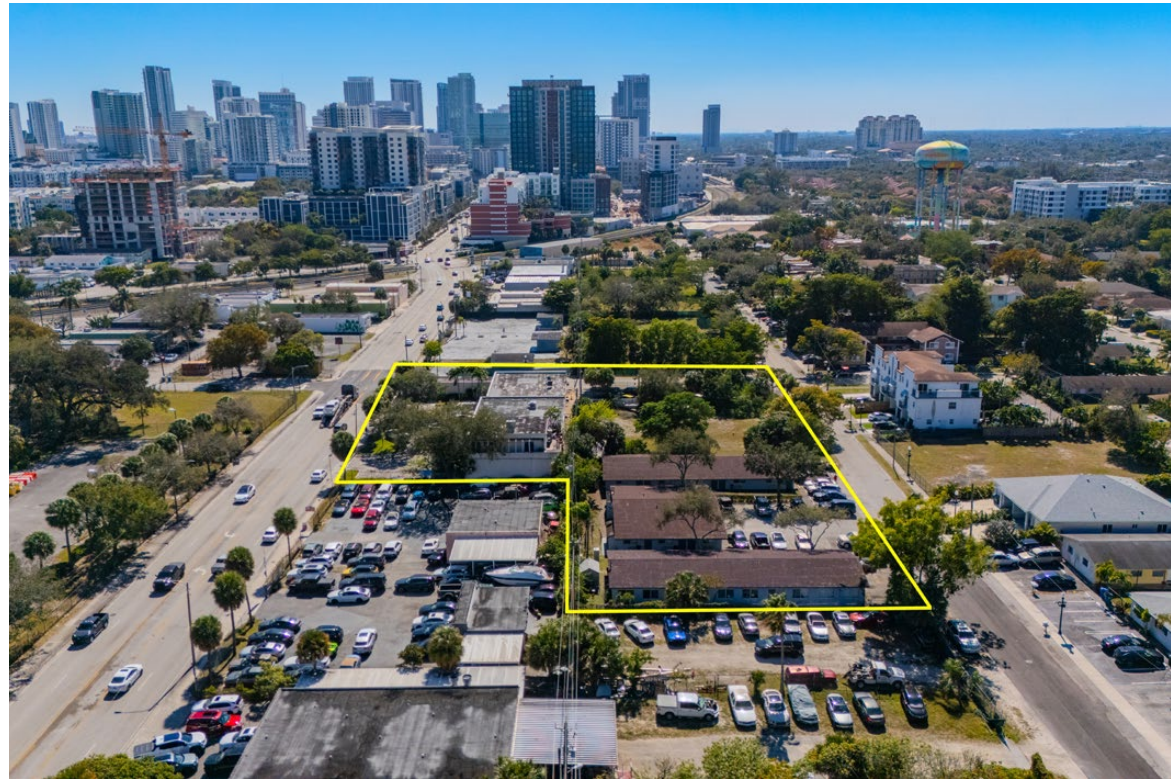
ALLOWED HEIGHT: 120 FT(as of right)*

DENSITY: Uncapped**

ASKING PRICE: \$10,409,000

**Allowed height if using Live Local (SB102), can match tallest building within 1 mile, going beyond the 120 FT limit*

***Subject to site design*



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ALEX TSOULFAS | PRESIDENT | 305.972.7217

BILL HINSON | COMMERCIAL BROKERAGE | 954.609.9642

JULIETTE GRUENER | DIRECTOR OF OPERATIONS | 305.905.1420

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BIRDSEYE VIEW



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PROPERTY 1 - OFFICE & VACANT LAND

**Addresses: 801 N Andrews Avenue,
804, 808, and 812 NW 1st Ave
Fort Lauderdale, FL 33311**

Lot Size: 47,625 SF (1.09 Acres)

Building Size: 12,202 SF

**Projected Income: \$305,000 net
(based on \$25/NNN estimated income)**



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PROPERTY 2 - 16 UNIT MULTIFAMILY

**Addresses: 816, 820, and 824 NW 1st Avenue
Fort Lauderdale, FL 33311**

Lot Size: 23,624 SF (0.54 Acres)

Building Size: 8,698 SF

Current Yearly In-Place Income: +/- \$235,800 gross



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EAST AERIAL VIEW

LAS OLAS

FLAGLER VILLAGE



901 N FEDERAL (SEARSTOWN)
MEGA MIXED-USE DEVELOPMENT
1,333 UNITS/ 360 HOTEL ROOMS

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SOUTHEAST AERIAL VIEW



LAS OLAS

DOWNTOWN

FLAGLER VILLAGE

859 Units
Under Construction

167 Approved Units



744 N. ANDREWS AVENUE
155 Proposed Units



745 N. ANDREWS AVENUE
215 Approved Units

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SOUTH AERIAL VIEW



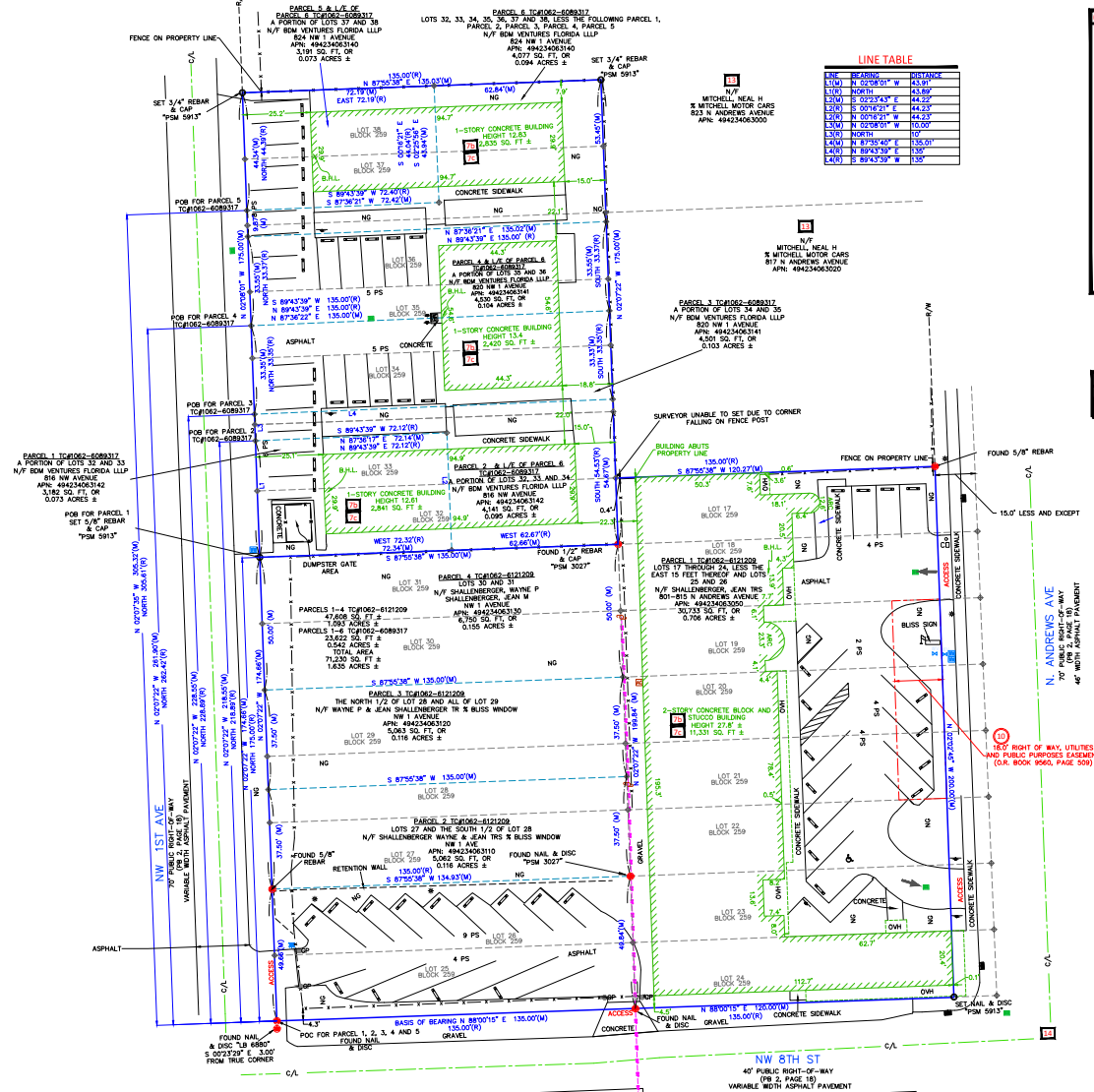
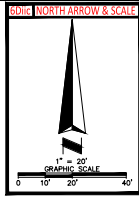
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LINE TABLE

LINE	BEARING	DISTANCE
1	N 87°50'31\"	135.00'
2	N 87°50'31\"	135.00'
3	N 87°50'31\"	135.00'
4	N 87°50'31\"	135.00'
5	N 87°50'31\"	135.00'
6	N 87°50'31\"	135.00'
7	N 87°50'31\"	135.00'
8	N 87°50'31\"	135.00'
9	N 87°50'31\"	135.00'
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26	N 87°50'31\"	135.00'
27	N 87°50'31\"	135.00'
28	N 87°50'31\"	135.00'
29	N 87°50'31\"	135.00'
30	N 87°50'31\"	135.00'
31	N 87°50'31\"	135.00'
32	N 87°50'31\"	135.00'
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97	N 87°50'31\"	135.00'
98	N 87°50'31\"	135.00'
99	N 87°50'31\"	135.00'
100	N 87°50'31\"	135.00'

LEGEND AND ABBREVIATIONS

●	FOUND MONUMENT AS NOTED	R/W	RIGHT-OF-WAY
○	SET MONUMENT AS NOTED	C/L	CENTER LINE
⊙	GATE POST	OWH	OVERHANG
⊕	PLAQUE	PS	PARKING SPACE
⊖	CURB INLET	B/L	BUILDING HEIGHT LOCATION
⊗	CLEAROUT	(N)	MEASURED/CALCULATED DIMENSION
⊘	DRAIN GRATE	(D)	RECORD DIMENSION
⊙	AIR CONDITIONING UNIT	N/O	NOW OR FORMERLY
⊕	COMPUTED POINT	NG	NATURAL GROUND
⊖	SON	SQ.FT.	SQUARE FEET
⊗	HANDICAP PARKING	T.C.	TITLE COMMITMENT NUMBER
⊕	CURB STOP	P.C.	POINT OF COMMENCEMENT
⊖	LIGHT	P.O.B.	POINT OF BEGINNING
⊗	FIRE HYDRANT	—	FENCE
⊘	WATER VALVE	—	OVERHEAD POWER
⊕	WATER METER	—	RIGHT-OF-WAY LINE
⊖	POWER POLE	—	CENTER LINE
⊗	MAIL BOX	—	BOUNDARY LINE
⊕	BOLLARD	—	EASEMENT LINE
		---	PARCEL LINE
		---	NO PARKING AREA
		→	PARKING ARROW (STRAIGHT)

SURVEYOR'S NOTES
 5. RECORD DIMENSIONS OF LOTS IN BLOCK 259 OF PROGRESS AVE 20' X 130' AS SHOWN ON
 PLAT BOOK 2, PAGE 18.

ALTA NSPS LAND TITLE SURVEY
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 BROWARD COUNTY FORT LAUDERDALE, FLORIDA 33311



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