



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. Totaling 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.

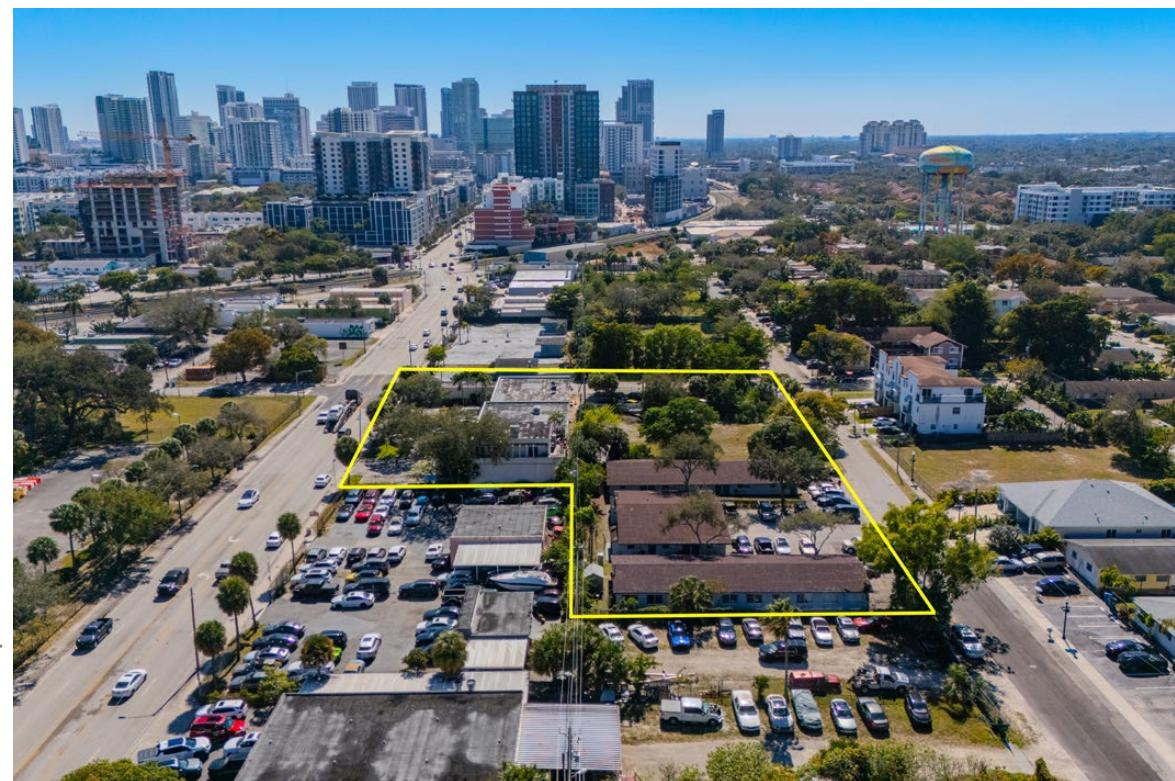
ALLOWED HEIGHT: 120 FT(as of right)*

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*



801 N. ANDREWS + 824 NW 1ST AVE - FORT LAUDERDALE, FL 33311

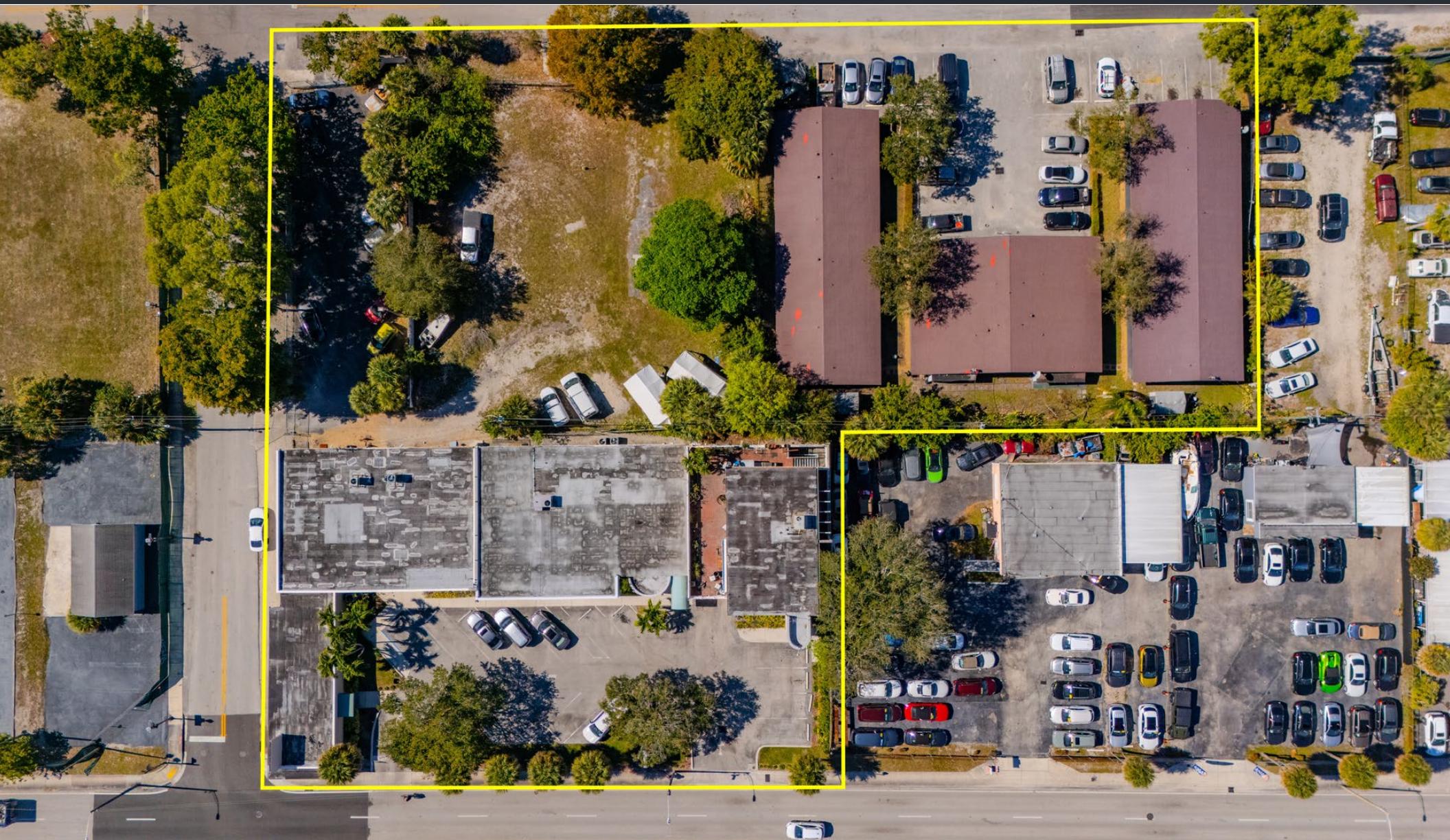
ALEX TSOULFAS | PRESIDENT | 305.972.7217

BILL HINSON | COMMERCIAL BROKERAGE | 954.609.9642

JULIETTE GRUENER | DIRECTOR OF OPERATIONS | 305.905.1420

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

BIRDSEYE VIEW



801 N. ANDREWS + 824 NW 1ST AVE - FORT LAUDERDALE, FL 33311

ALEX TSOUFLAS | PRESIDENT | 305.972.7217

BILL HINSON | COMMERCIAL BROKERAGE | 954.609.9642

JULIETTE GRUENER | DIRECTOR OF OPERATIONS | 305.905.1420

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

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)**

801 N. ANDREWS + 824 NW 1ST AVE - FORT LAUDERDALE, FL 33311

ALEX TSOULFAS | PRESIDENT | 305.972.7217

BILL HINSON | COMMERCIAL BROKERAGE | 954.609.9642

JULIETTE GRUENER | DIRECTOR OF OPERATIONS | 305.905.1420

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

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



801 N. ANDREWS + 824 NW 1ST AVE - FORT LAUDERDALE, FL 33311

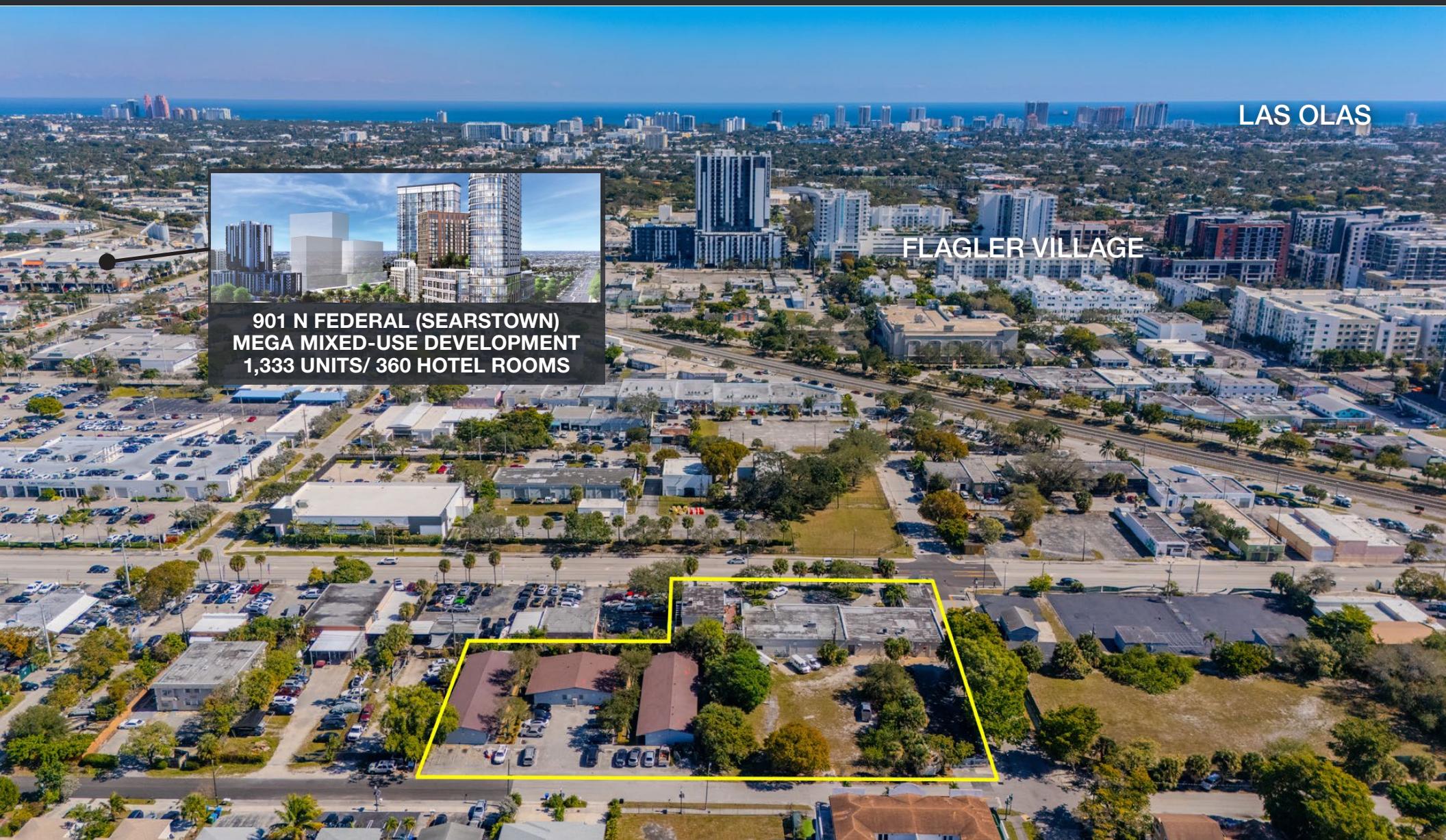
ALEX TSOULFAS | PRESIDENT | 305.972.7217

BILL HINSON | COMMERCIAL BROKERAGE | 954.609.9642

JULIETTE GRUENER | DIRECTOR OF OPERATIONS | 305.905.1420

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

EAST AERIAL VIEW



801 N. ANDREWS + 824 NW 1ST AVE - FORT LAUDERDALE, FL 33311

ALEX TSOULFAS | PRESIDENT | 305.972.7217

BILL HINSON | COMMERCIAL BROKERAGE | 954.609.9642

JULIETTE GRUENER | DIRECTOR OF OPERATIONS | 305.905.1420

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

SOUTHEAST AERIAL VIEW



801 N. ANDREWS + 824 NW 1ST AVE - FORT LAUDERDALE, FL 33311

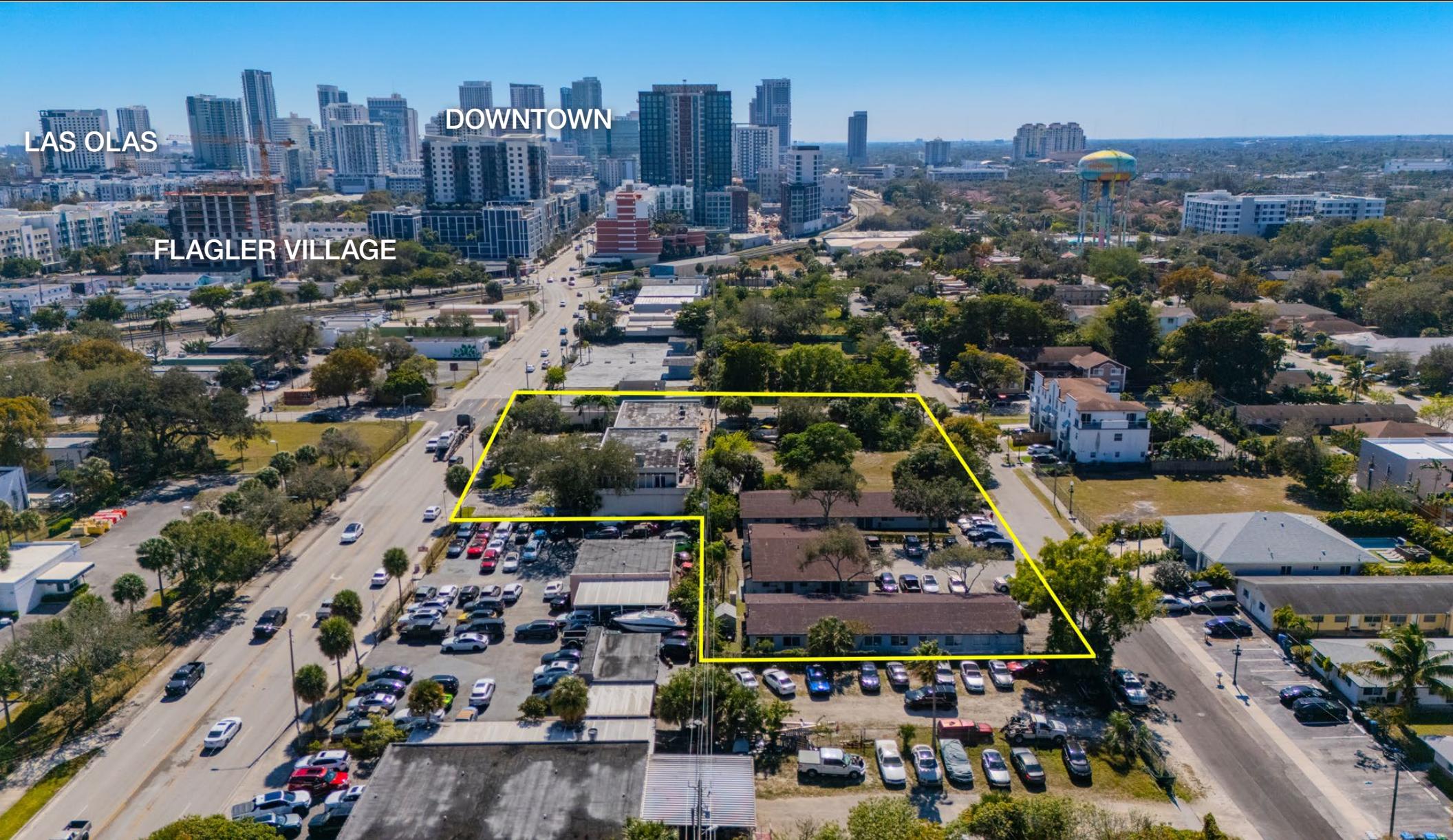
ALEX TSOULFAS | PRESIDENT | 305.972.7217

BILL HINSON | COMMERCIAL BROKERAGE | 954.609.9642

JULIETTE GRUENER | DIRECTOR OF OPERATIONS | 305.905.1420

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

SOUTH AERIAL VIEW



801 N. ANDREWS + 824 NW 1ST AVE - FORT LAUDERDALE, FL 33311

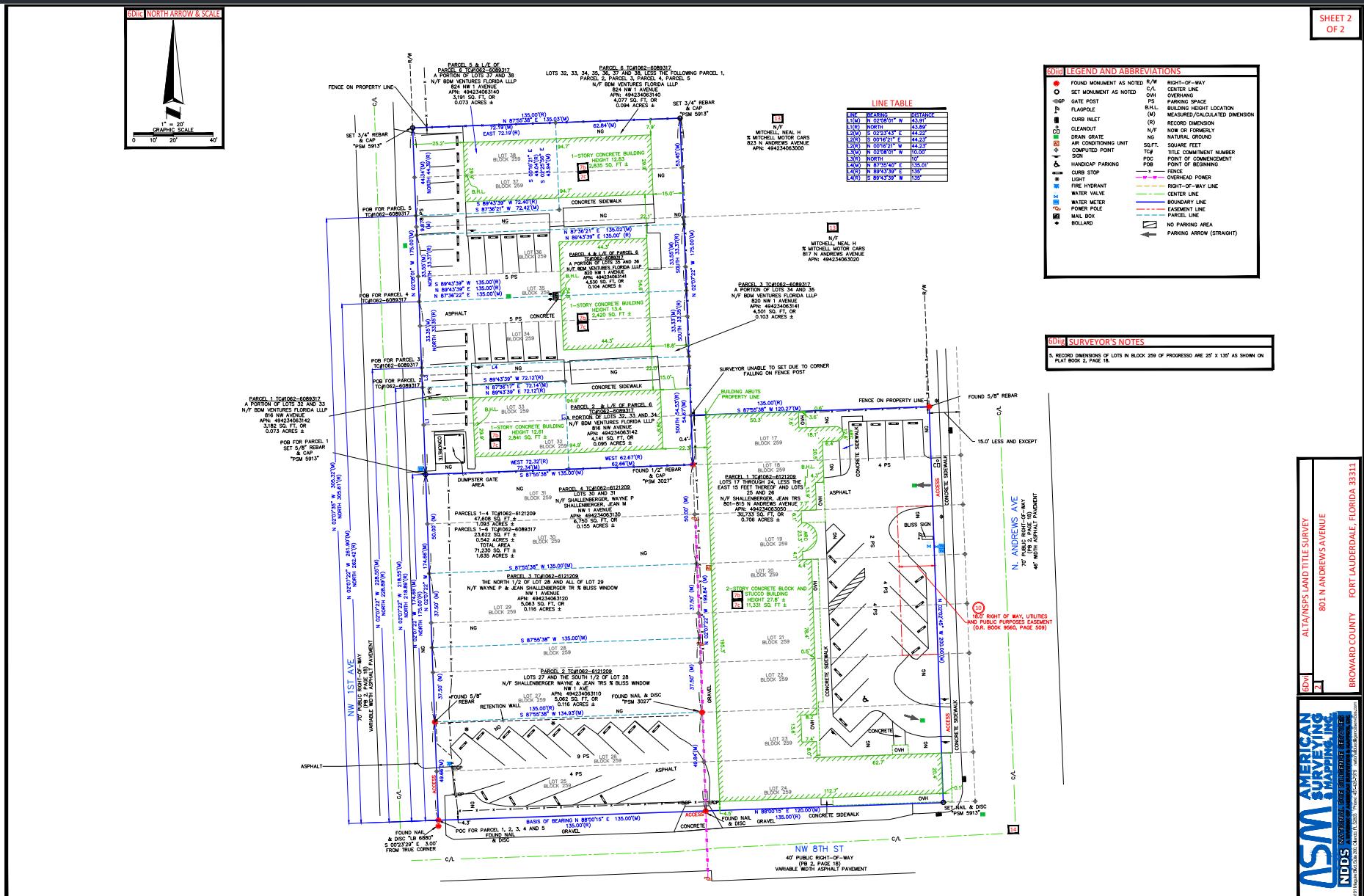
ALEX TSOULFAS | PRESIDENT | 305.972.7217

BILL HINSON | COMMERCIAL BROKERAGE | 954.609.9642

JULIETTE GRUENER | DIRECTOR OF OPERATIONS | 305.905.1420

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

SURVEY



801 N. ANDREWS + 824 NW 1ST AVE - FORT LAUDERDALE, FL 33311

ALEX TSOULFAS | PRESIDENT | 305.972.7217

BILL HINSON | COMMERCIAL BROKERAGE | 954.609.9642

JULIETTE GRUENER | DIRECTOR OF OPERATIONS | 305.905.1420

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

The logo for STL Commercial features the letters "STL" in a bold, black, sans-serif font. To the right of "STL" is a stylized graphic of two buildings, rendered in black. Below "STL" and the graphic, the word "COMMERCIAL" is written in a smaller, black, sans-serif font.



ALEX TSOULFAS
PRESIDENT
STL COMMERCIAL
ALEX@STL-ADVISORS.COM
305.972.7217

BILL HINSON
COMMERCIAL BROKERAGE
LOKATION REAL ESTATE
HINSONREALESTATE@COMCAST.NET
954.609.9642

JULIETTE GRUENER
DIRECTOR OF OPERATIONS
STL COMMERCIAL
JULIETTE@STL-ADVISORS.COM
305.905.1420