



FOR SALE

821 NW 45TH STREET
OAKLAND PARK, FL 33309

SMALL BAY INDUSTRIAL WAREHOUSE

STL
COMMERCIAL

OVERVIEW

STL Commercial has been exclusively retained to facilitate the sale of the prime warehouse property located at 821-835 NW 45th St, Oakland Park FL. This exceptional warehouse is 12,520 SF and is on a 0.53 AC lot. The property consists of 32 individual storage/work bay units, ranging in size from 315 SF - 945 SF. Each unit is equipped with a 10' x 10' roll up door and 13' ceilings. This property consists of three buildings, across three adjacent folios and currently only 1,000 SF vacant. The property offers ample parking for all of its tenants. The property is located just off of I-95 between Powerline and Prospect Road. This strategic location offers excellent accessibility for a wide range of tenants.

SITE SUMMARY

ASKING PRICE: \$2,500,000

BUILDING SIZE: 12,520 SF

LOT SIZE: 0.53 AC

PRICE PSF BUILDING: \$199.68

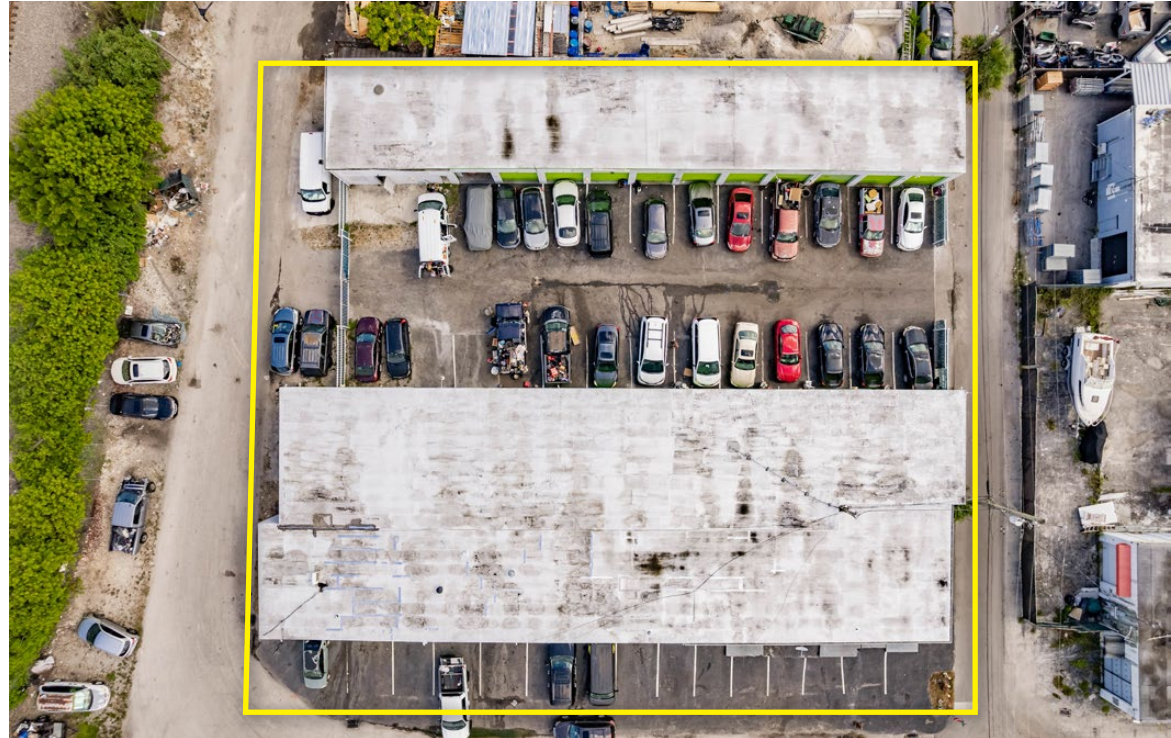
MONTHLY GROSS RENTAL INCOME: \$25,950

ANNUAL GROSS RENTAL INCOME: \$311,400

VACANT SF: 1,000 SF

HIGHLIGHTS

- SHORT TERM LEASES
- UNIT SIZES 315 - 945 SF
- 13' CEILINGS & 10' X 10' DOORS
- NUMBERED UNITS TENANT PAYS ELECTRIC
- LETTERED UNITS LANDLORD PAYS ELECTRIC



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MAX LORIA | MANAGING BROKER | 561.901.1402

DAVID RICHMAN | VP INVESTMENT SALES | 847.772.7159

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

AERIAL PHOTOS



821 NW 45TH STREET - OAKLAND PARK, FL 33309

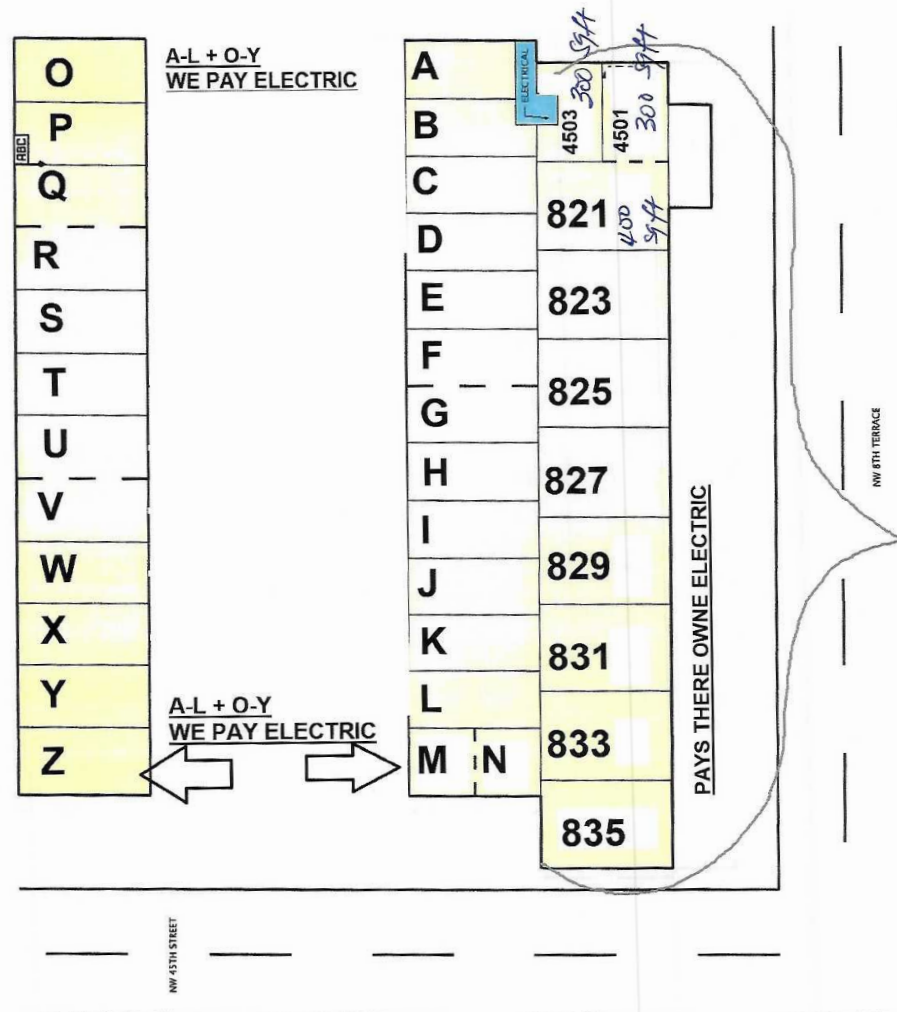
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821 NW 45 ST, LLC
821 NW 45TH ST OAKLAND PARK FL 33309



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RENT ROLL

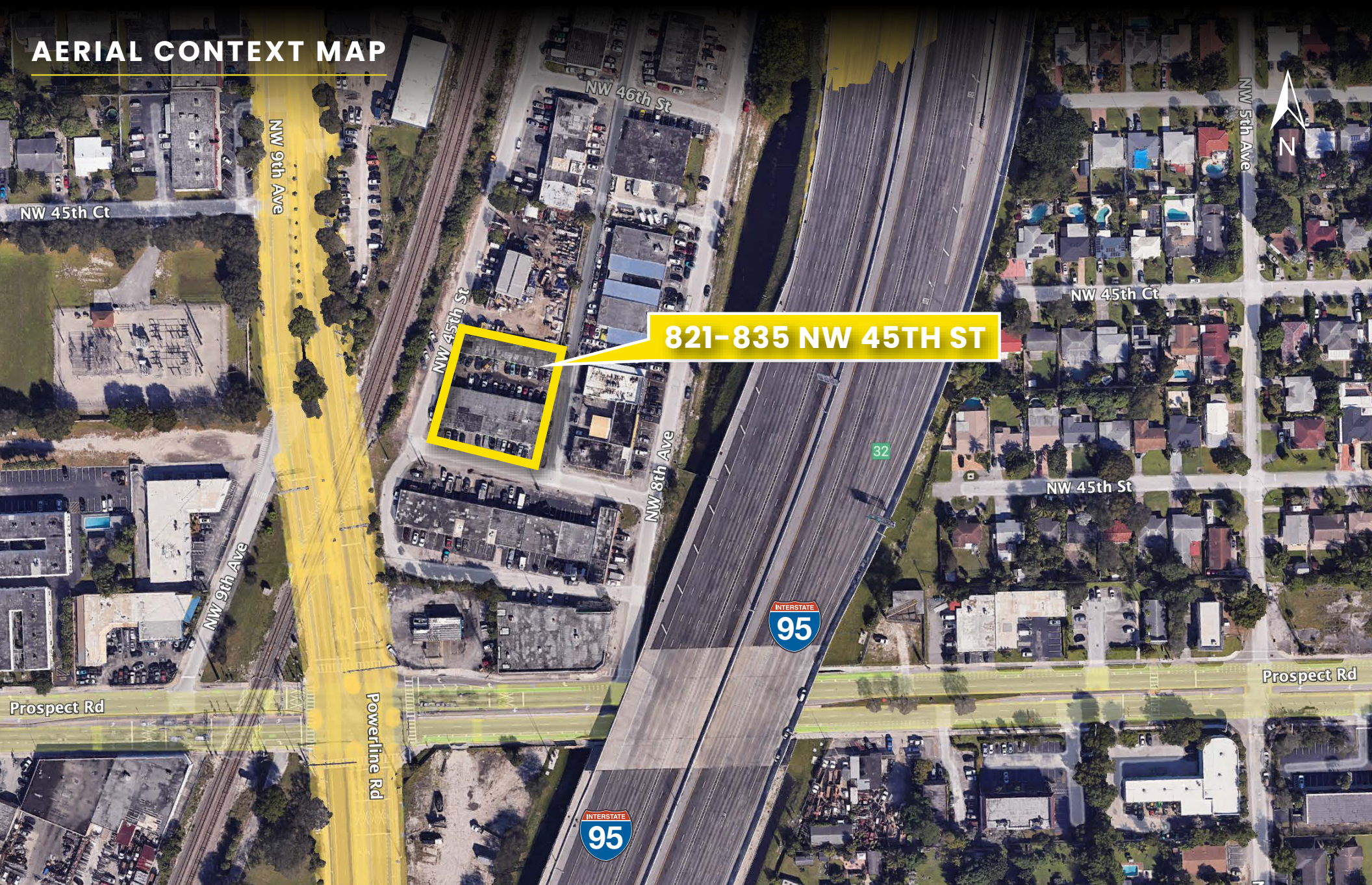
Rent Roll						
As of 08/05/2025, 821 NW 45TH STREET LLC, Current leases, All units						
Prepared By: Cabessa Properties 210 SW 15TH ST Fort Lauderdale, FL 33315						
821 NW 45TH STREET LLC						
Unit	Tenants	Lease Start	Lease End	Sq.Ft.	Rent	Notes
821 NW 45TH STREET LLC						
Z	Fine Cabinets by MM Inc	1/30/2025	12/31/2026	630	\$1,500.00	Landlord Pays Electric
W & X & Y	Ricardo Piraquive Lopez	3/1/2025	9/30/2025	945	\$1,700.00	Landlord Pays Electric
V	Justin Black	3/10/2025	8/31/2025	315	\$639.00	Landlord Pays Electric
U	Shawn Michel	11/13/2024	10/31/2025	315	\$700.00	Landlord Pays Electric
S&T	Sanon Jean Nicol	3/4/2025	8/31/2025	630	\$1,340.00	Landlord Pays Electric
Q&R	Sheldon D Ricketts	4/9/2021	12/31/2025	630	\$1,400.00	Landlord Pays Electric
P	Stephen Blount	1/1/2022	12/31/2025	315	\$800.00	Landlord Pays Electric
O	Miche Perone	8/17/2024	1/31/2026	315	\$669.50	Landlord Pays Electric
M-N	Ariel Torres	3/1/2025	8/31/2025	600	\$1,340.00	Landlord Pays Electric
K & L	Guillermo Azaharez Pelegrin	3/1/2025	8/31/2025	630	\$1,280.00	Landlord Pays Electric
J	Frederick Norman Lynch (P167409)	7/1/2019	12/31/2025	315	\$750.00	Landlord Pays Electric
H-I	Marcos Rivero	5/1/2025	10/31/2025	630	\$1,340.00	Landlord Pays Electric
F+G	Renaud Guillaume	5/1/2025	10/31/2025	630	\$1,340.00	Landlord Pays Electric
E	Arturo Zimilis / Dazaka Corp (P167410)	2/7/2024	1/31/2026	315	\$633.00	Landlord Pays Electric
D	Lloyd Edwards (P167414)	9/29/2023	11/30/2025	315	\$700.00	Landlord Pays Electric
B-C	Pedero Mateo	7/10/2025	12/31/2025	630	\$1,300.00	Landlord Pays Electric
A	John Fronio	12/1/2024	11/30/2025	315	\$852.00	Landlord Pays Electric
4501 & 4503	VACANT			600		Tenant Pays Electric
835	Stewart Matthews	1/8/2021	11/30/2025	400	\$1,200.00	Tenant Pays Electric
833	Gaston Raul Moreno	5/5/2025	10/31/2026	400	\$1,050.00	Tenant Pays Electric
831	Derek Gallaway	9/29/2024	9/30/2025	400	\$1,078.00	Tenant Pays Electric
829	Everton Morris	10/1/2024	3/31/2026	400	\$1,030.00	Tenant Pays Electric
827	Tiquon Patterson	4/14/2025	9/30/2026	400	\$1,100.00	Tenant Pays Electric
825	Alter Construction LLC	3/30/2025	9/30/2025	400	\$900.00	Tenant Pays Electric
823	Shmuel Hazan	10/16/2024	4/30/2026	400	\$1,300.00	Tenant Pays Electric
821	VACANT			400		Tenant Pays Electric
Totals				12,275.00	\$25,941.50	
Summary						
Occupied SF	11,275					
Vacant SF	1,000					
Current Monthly Gross Income	\$25,941.50					
Current Annual Gross Income	\$311,298.00					
Total RE taxes 2024	\$28,633.55					

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AERIAL CONTEXT MAP



821-835 NW 45TH ST

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