



FOR SALE

745 NW 7TH TERRACE
FORT LAUDERDALE, FL 33311

SMALL BAY INDUSTRIAL WAREHOUSE

STL
COMMERCIAL

OVERVIEW

STL Commercial has been retained to exclusively arrange the sale of 745 NW 7th Terrace, Fort Lauderdale FL. The subject property is a 5,900 SF industrial building located in the Sistrunk District of Fort Lauderdale. The property offers one large 4,000 SF unit and four smaller 475 SF units. The units have 15' clear heights. Landlord is responsible for water, and tenant is responsible for electric and trash.

This is a perfect owner user opportunity for someone looking to move their business to downtown Fort Lauderdale. The building is located on a corner lot with convenient proximity to Downtown Fort Lauderdale, Flagler Village and I-95 via Sunrise Blvd or Broward Blvd.

SITE SUMMARY

ASKING PRICE: \$1,500,000

BUILDING SIZE: 5,900 SF

LOT SIZE: 10,125 SF

PRICE PSF BUILDING: \$254 PSF

NUMBER OF UNITS: 5

UNIT SIZES: 475 - 4,000 SF

ANNUAL GROSS INCOME: \$106,404

HIGHLIGHTS

- PERFECT OWNER USER OPPORTUNITY
- SHORT TERM LEASES
- SMALL BAY INDUSTRIAL WAREHOUSE
- UNITS RANGING FROM 475 SF - 4,000 SF
- CENTRAL FORT LAUDERDALE CBD LOCATION



745 NW 7TH TERRACE - FORT LAUDERDALE, FL 33311

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.

SITE PHOTOS



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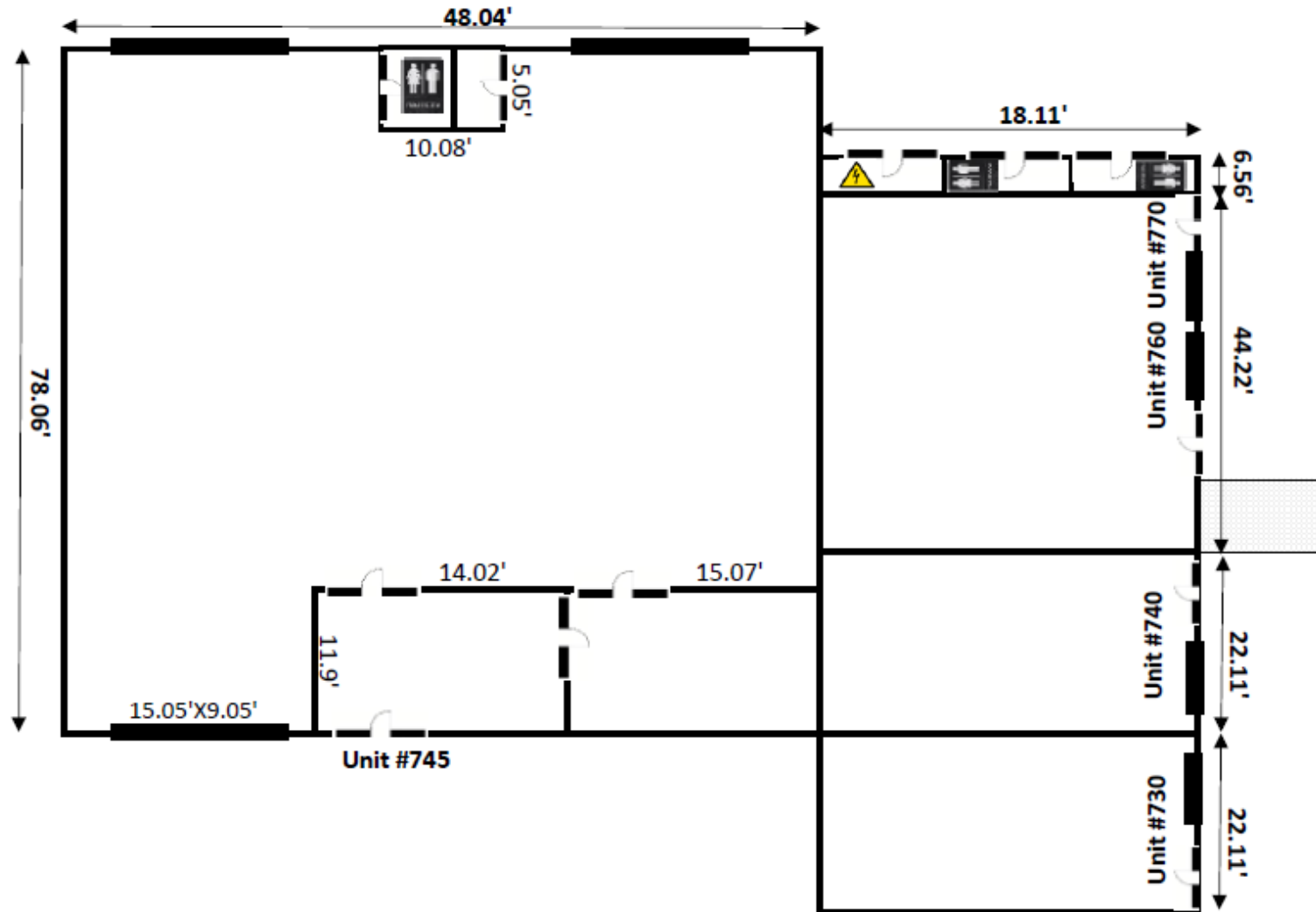
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FLOOR PLAN

745 NW 7 TERRACE FORT LAUDERDALE FL 33311

Building size 5900 sf



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RENT ROLL



Rent Roll

As of 7/30/2025, C & B 745 NW 7 Terrace, LLC, Current leases, All units

Prepared By: Cabessa Properties
210 SW 15TH ST
Fort Lauderdale, FL 33315

								Recurring					
Unit	Tenants	Lease Start	Lease End	Bed/Bath	Rent Cycle	Rent Start	Rent	Charges	Credits	Total	Deposits Held	Prepayments	Balance Due
C & B 745 NW 7 Terrace, LLC													
730	Jerrell McRae	5/7/2021	6/30/2026	- / -	Monthly	7/1/2025	1,200.00	1,200.00	0.00	1,200.00	1,200.00	0.00	0.00
740	VACANT			- / -			–	0.00	0.00	0.00	0.00	0.00	0.00
745	Eran Sasportas /Esea Van Lines	11/8/2024	11/30/2025	- / -	Monthly	11/8/2024	5,500.00	5,500.00	0.00	5,500.00	11,000.00	0.00	0.00
750-760	Wayne Graham	6/26/2025	12/31/2025	- / -	Monthly	6/26/2025	1,917.00	1,917.00	0.00	1,917.00	1,917.00	0.00	0.00
750B	Alon Beyazi	10/1/2023	9/30/2025	- / -	Monthly	4/1/2025	250.00	250.00	0.00	250.00	0.00	0.00	0.00
Total for C & B 745 NW 7 Terrace, LLC							\$8,867.00	\$8,867.00	\$0.00	\$8,867.00	\$14,117.00	\$0.00	\$0.00

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Prepared by: City of Fort Lauderdale, Urban Design and Planning Division

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