



FOR SALE

745 NW 7TH TERRACE
FORT LAUDERDALE, FL 33311

SMALL BAY INDUSTRIAL WAREHOUSE



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



745 NW 7TH TERRACE - FORT LAUDERDALE, FL 33311

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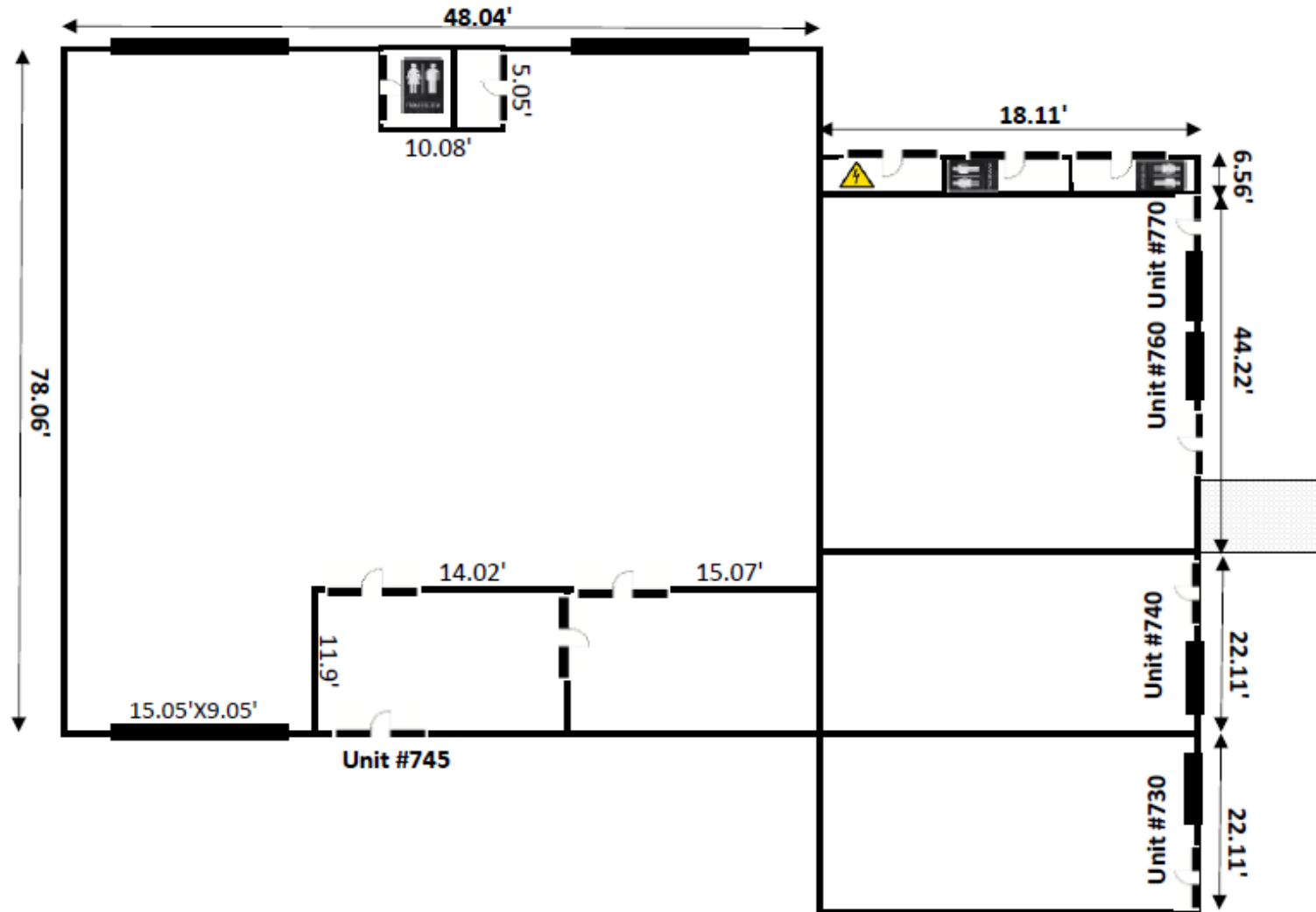
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FLOOR PLAN

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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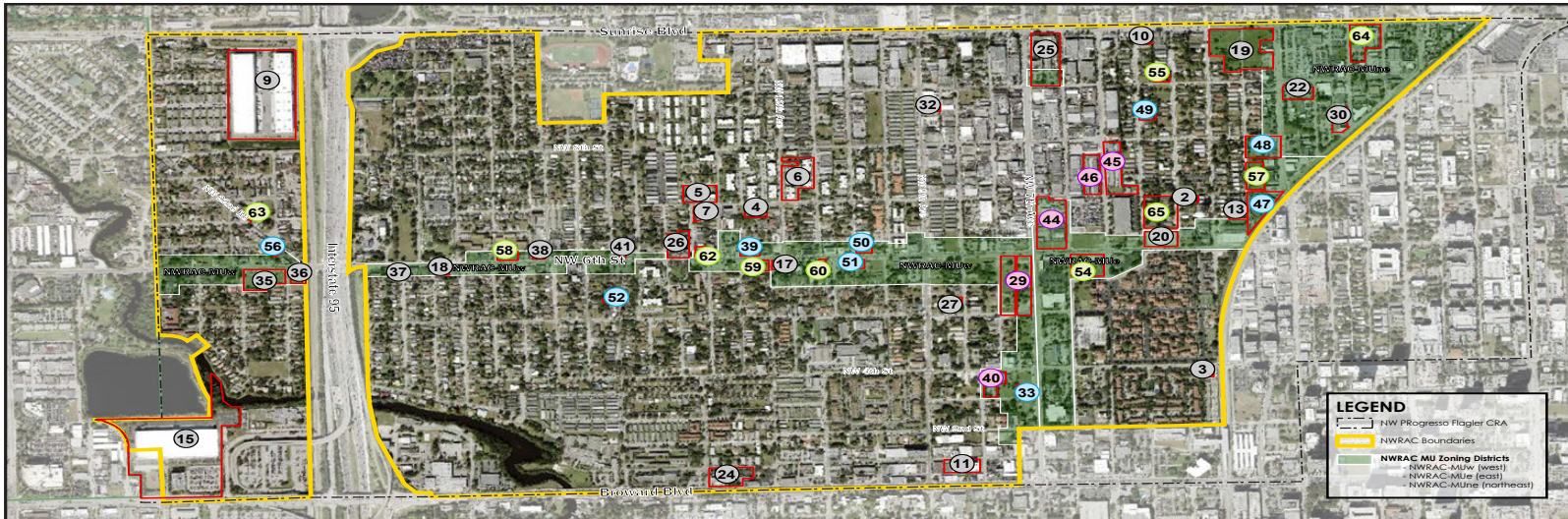
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DEVELOPMENT CONTEXT MAP

CITY OF FORT LAUDERDALE Northwest Regional Activity Center Development Projects Updated July, 2025

| IN REVIEW | | | APPROVED | | | UNDER CONSTRUCTION | | | Completed | | |
|---|---|--|--|---|--|---|--|--|--|---|---|
| Residential Units - 871 Retail/Restaurant Sq. Ft. - 10,672 Office Sq. Ft. - 22,590 Parking Facility - 69 spaces Outpatient Emergency Department Sq. Ft. - 11,721 Medical Clinic Sq. Ft. - 10,071 | | | Residential Units - 421 Retail/Restaurant Sq. Ft. - 20,618 Office Sq. Ft. - 4,880 Hotel Rooms - 100 Private Club Sq. Ft. - 3,500 Parking Facility - 24 spaces | | | Residential Units - 1,061 Retail/Restaurant Sq. Ft. - 92,587 | | | | | |
| 54. Village of the Arts (UDP-S24019) 140 NW 8th Avenue, 1,200 SF retail/restaurant, Village of the Arts, LLC | 55. Di. Design (UDP-S24065) 1,000 NW 8th Avenue, 1,000 SF retail/restaurant, Di. Design, LLC | | 31. Hotel d'Arts (R19051) 801 NW 7th Avenue, 1,000 SF retail/restaurant, Hotel d'Arts, LLC | 32. The Victory Building (UDP-S23048) 1,000 NW 8th Avenue, 1,000 SF retail/restaurant, The Victory Building, LLC | | 29. The Address (R19014) 801 NW 8th Avenue, 1,000 SF retail/restaurant, The Address, LLC | | | 1. South Florida Marriott Academy (R14028) 642 NW 3rd Avenue, 1,000 SF retail/restaurant, Marriott Academy, LLC | 11. Fort Lauderdale Self-Storage Center (R19042) 611 NW 1st Street, 1,000 SF retail/restaurant, Self-Storage Center, LLC | 24. Jack and Jill Children's Center (R19042) 611 NW 1st Street, 1,000 SF retail/restaurant, Jack and Jill Children's Center, LLC |
| 52. Progress Walk (UDP-S23037) 700 NW 3rd Avenue, 1,000 SF retail/restaurant, Progress Walk, LLC | 53. New Hope II (UDP-S24044) 1,000 NW 8th Avenue, 1,000 SF retail/restaurant, New Hope II, LLC | | 39. Wright Dynasty (S23022) 1,000 NW 8th Avenue, 1,000 SF retail/restaurant, Wright Dynasty, LLC | 40. The Victory Building (UDP-S23048) 1,000 NW 8th Avenue, 1,000 SF retail/restaurant, The Victory Building, LLC | | 41. The Arcadian (UDP-S24044) 1,000 NW 8th Avenue, 1,000 SF retail/restaurant, The Arcadian, LLC | | | 3. Catering Facility (R14038) 100 NW 3rd Avenue, 1,000 SF retail/restaurant, Catering Facility, LLC | 12. Progress Village Court (R19027) 1,000 NW 8th Avenue, 1,000 SF retail/restaurant, Progress Village Court, LLC | 25. Seven on Seventh (R19078) 1,000 NW 8th Avenue, 1,000 SF retail/restaurant, Seven on Seventh, LLC |
| 57. 705 NW 1st Ave (UDP-S24012) 1,000 NW 1st Avenue, 1,000 SF retail/restaurant, 705 NW 1st Ave, LLC | 58. Grinnell & Weiss (UDP-S24065) 1,000 NW 8th Avenue, 1,000 SF retail/restaurant, Grinnell & Weiss, LLC | | 47. Progress Village Residence (UDP-S23012) 1,000 NW 8th Avenue, 1,000 SF retail/restaurant, Progress Village Residence, LLC | 52. Dorsey Riverbend (UDP-S23084) 1,000 NW 8th Avenue, 1,000 SF retail/restaurant, Dorsey Riverbend, LLC | | 44. The Arcadian (UDP-S24044) 1,000 NW 8th Avenue, 1,000 SF retail/restaurant, The Arcadian, LLC | | | 4. NW Gardens V - Site 4 (R14055) 1,000 NW 8th Avenue, 1,000 SF retail/restaurant, NW Gardens V - Site 4, LLC | 15. Riverbend (R19066) 1,000 NW 8th Avenue, 1,000 SF retail/restaurant, Riverbend, LLC | 26. YNCA Health Center (R19004) 1,000 NW 8th Avenue, 1,000 SF retail/restaurant, YNCA Health Center, LLC |
| 59. The Langston (UDP-S24065) 1,000 NW 8th Avenue, 1,000 SF retail/restaurant, The Langston, LLC | 60. Holy Cross Comprehensive Outpatient Center with Emergency Room (UDP-S23014) 1,000 NW 8th Avenue, 1,000 SF retail/restaurant, Holy Cross Comprehensive Outpatient Center with Emergency Room, LLC | | 48. 745 N Andrews Avenue (UDP-S23017) 1,000 NW 8th Avenue, 1,000 SF retail/restaurant, 745 N Andrews Avenue, LLC | 50. The Victory Building (UDP-S23048) 1,000 NW 8th Avenue, 1,000 SF retail/restaurant, The Victory Building, LLC | | 43. The Victory Building (UDP-S23048) 1,000 NW 8th Avenue, 1,000 SF retail/restaurant, The Victory Building, LLC | | | 6. NW Gardens V - Site 2 (R14057) 1,000 NW 8th Avenue, 1,000 SF retail/restaurant, NW Gardens V - Site 2, LLC | 17. Public Parking Lot (Site 3) (R17030) 1,000 NW 8th Avenue, 1,000 SF retail/restaurant, Public Parking Lot (Site 3), LLC | 27. 8th Avenue Townhomes (R19013) 1,000 NW 8th Avenue, 1,000 SF retail/restaurant, 8th Avenue Townhomes, LLC |
| 59. The Address (UDP-S24019) 1,000 NW 8th Avenue, 1,000 SF retail/restaurant, The Address, LLC | 61. 312 NW 7th Street (UDP-S23017) 1,000 NW 7th Street, 1,000 SF retail/restaurant, 312 NW 7th Street, LLC | | 49. Progress Townhome (UDP-S23017) 1,000 NW 8th Avenue, 1,000 SF retail/restaurant, Progress Townhome, LLC | 51. The Victory Building (UDP-S23048) 1,000 NW 8th Avenue, 1,000 SF retail/restaurant, The Victory Building, LLC | | 45. The Victory Building (UDP-S23048) 1,000 NW 8th Avenue, 1,000 SF retail/restaurant, The Victory Building, LLC | | | 7. NW Gardens V - Site 3 (R14056) 1,000 NW 8th Avenue, 1,000 SF retail/restaurant, NW Gardens V - Site 3, LLC | 18. Public Parking Lot (Site 1) (R17022) 1,000 NW 8th Avenue, 1,000 SF retail/restaurant, Public Parking Lot (Site 1), LLC | 30. Flagler II (R19028) 1,000 NW 8th Avenue, 1,000 SF retail/restaurant, Flagler II, LLC |



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

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