



1210 NE 8th Avenue

Fort Lauderdale, FL 33304

5,309 SQFT

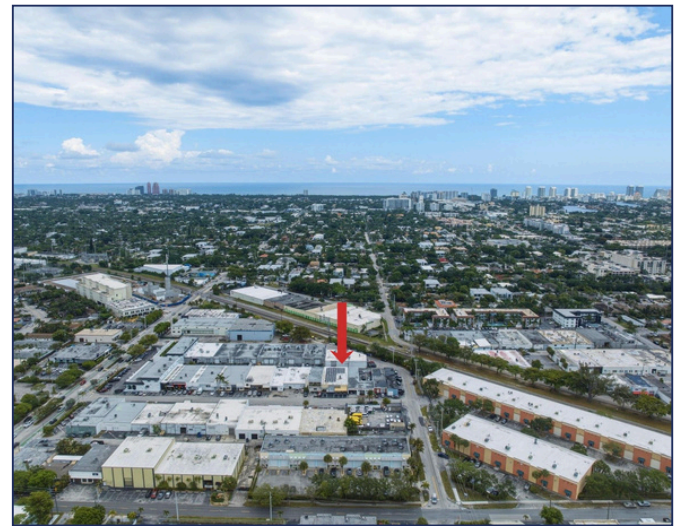
+/- BUILDING SIZE

PROPERTY HIGHLIGHTS

ASKING PRICE

\$2,195,000

- **Office/warehouse flexspace**
100% climate controlled
- **Fully-owned solar power system**
drastically reduces utility costs
- **Modern office, kitchen & bathrooms**
sleek epoxy flooring, upgraded lighting
- **3 roll-up doors, Twin-T roof**
fenced yard with rear access
- **Prime East Fort Lauderdale**
steps from US-1 & Sunrise Blvd.
- **B-3 zoning**
ideal for creative studios, showrooms, light industrial



EAST FORT LAUDERDALE • MINUTES TO THE BEACH

LOCATION

EAST FORT LAUDERDALE

- East of US-1
- North of Sunrise Blvd.
- Established commercial corridor



VIRTUAL TOUR

bit.ly/42fljmN



VIDEO TOUR

bit.ly/4n6Lsh8



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FOR SALE
EAST FORT LAUDERDALE • B-3 ZONING

**FREESTANDING FULLY RENOVATED
FLEX SPACE WITH SOLAR POWER**

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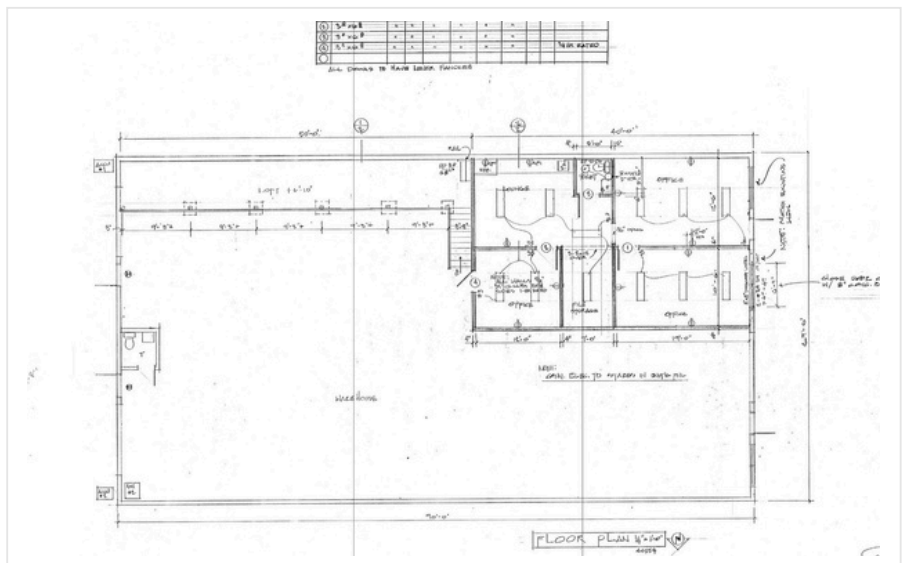
INTERIOR & EXTERIOR



AT A GLANCE

FLOOR PLAN

BUILDING SIZE	5,309 ± SQFT
ZONING	B-3
ROLL-UP DOORS	3
ROOF	Twin-T
CLIMATE CONTROL	100%
SOLAR POWER	Fully owned
YARD	Fenced



\$2,195,000

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TREC
Total Real Estate Consultants Inc.
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