

RJ REALTY

Commercial & Investment Properties

For Lease



**1590 S. State Road 7
FT. Lauderdale, FL 33317**

The dealership is located about 1/2 mile north of I-595 on the NE corner of State road 7 and SW 16 St. This is a highly desirable corner location with access from both north and south bound traffic on St. RD. 7, The traffic count is \pm 45,500 vpd. The lot is large enough to accommodate 60+ cars with a car detail area and one car bay inside the building. The building is \pm 3,234 SF with private offices, sales floor and back accounting area with a payment window.

RJ Realty
Lic. Real Estate Broker
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For Additional Information Call
Ron Osborne
Broker
BK 165590

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special conditions imposed by our principals.



Sales Office



Back Office



Rear Detail Area



Lot looking toward St. Rd. 7

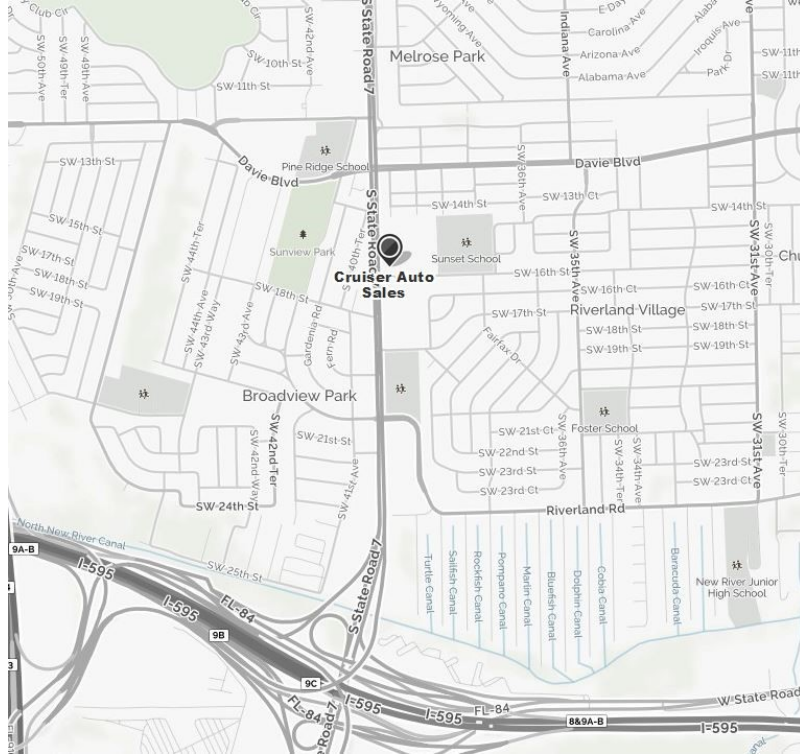


Inside Repair Bay



Outside Payment Window

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High Visibility Corner Location: 123 feet State Road 7 Frontage
State Road 7 & SW 16 Street
1/2 mile North of I-595

Across from McDonalds

South of Ft. Lauderdale Water Treatment Plant

Strong Traffic Count:

45,500 VPD

Lot/Building Size:

±27,446SF/±3,234SF

Lot can accommodate approximately 60+ Cars

**Highly desirable Zoning B-3
City of Ft. Lauderdale.**

Base Rental Rate: \$12,000 / month Net Net

Occupancy: within 30 days

Real Estate Taxes: \$12,967.76/year

Property Insurance:\$6,701

Monthly Gross Rent: \$13,693 + Sales Tax