

636 N. Federal Highway

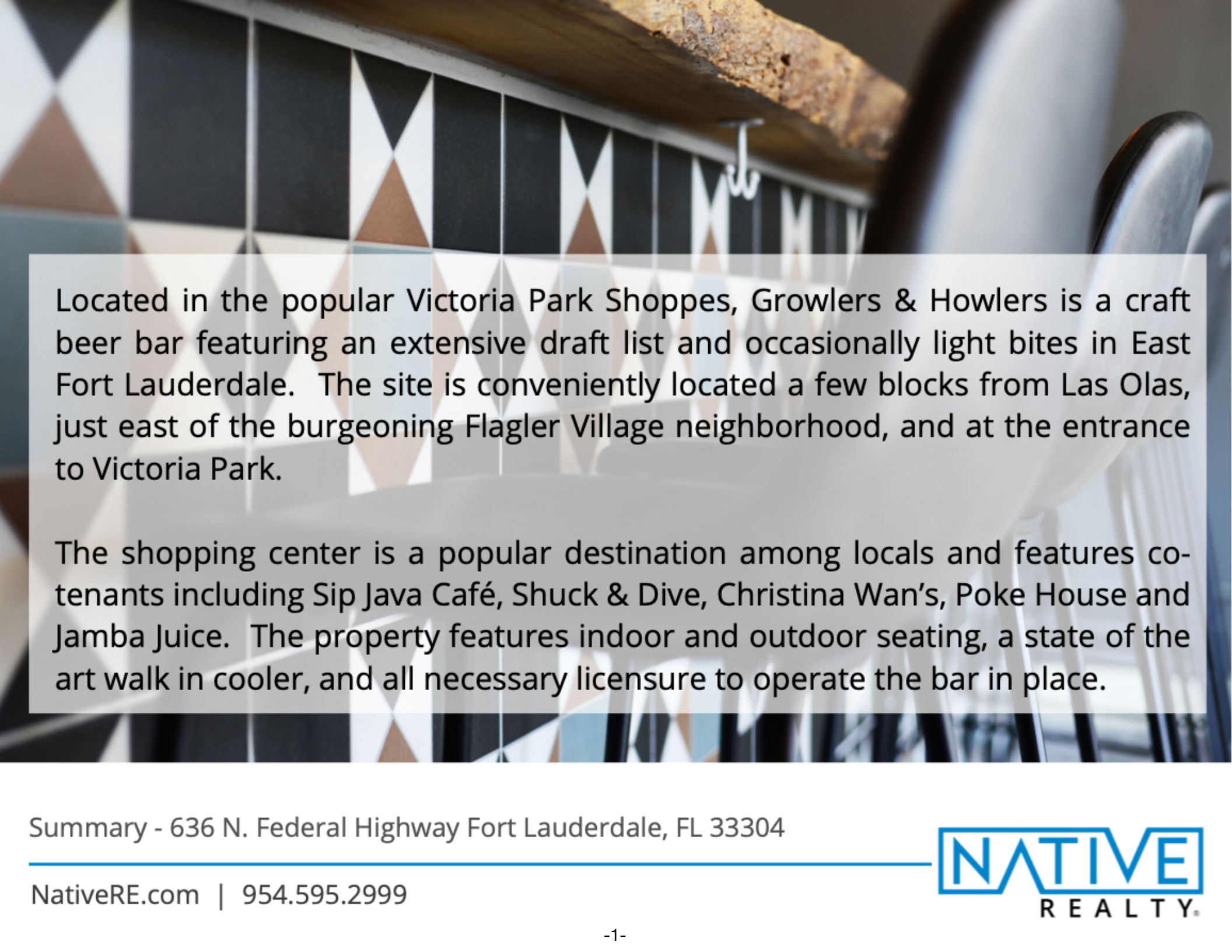
Fort Lauderdale

OPEN

Growlers
howlers
Craft Beer Bar and Growler Filling Station

Jaime Sturgis | John Brewer | NativeRE.com | 954.595.2999

NATIVE
REALTY.



Located in the popular Victoria Park Shoppes, Growlers & Howlers is a craft beer bar featuring an extensive draft list and occasionally light bites in East Fort Lauderdale. The site is conveniently located a few blocks from Las Olas, just east of the burgeoning Flagler Village neighborhood, and at the entrance to Victoria Park.

The shopping center is a popular destination among locals and features co-tenants including Sip Java Café, Shuck & Dive, Christina Wan's, Poke House and Jamba Juice. The property features indoor and outdoor seating, a state of the art walk in cooler, and all necessary licensure to operate the bar in place.

Summary - 636 N. Federal Highway Fort Lauderdale, FL 33304

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OVERVIEW

Address: 636 N Federal Highway Fort

Lauderdale FL 33304

Size: 589 sq. feet

Key Money: \$65,000

Monthly Lease Payment: \$2,597

Term: Lease expiration September 30th 2022

Option Term: One (1) Three (3) year option

EQUIPMENT LIST

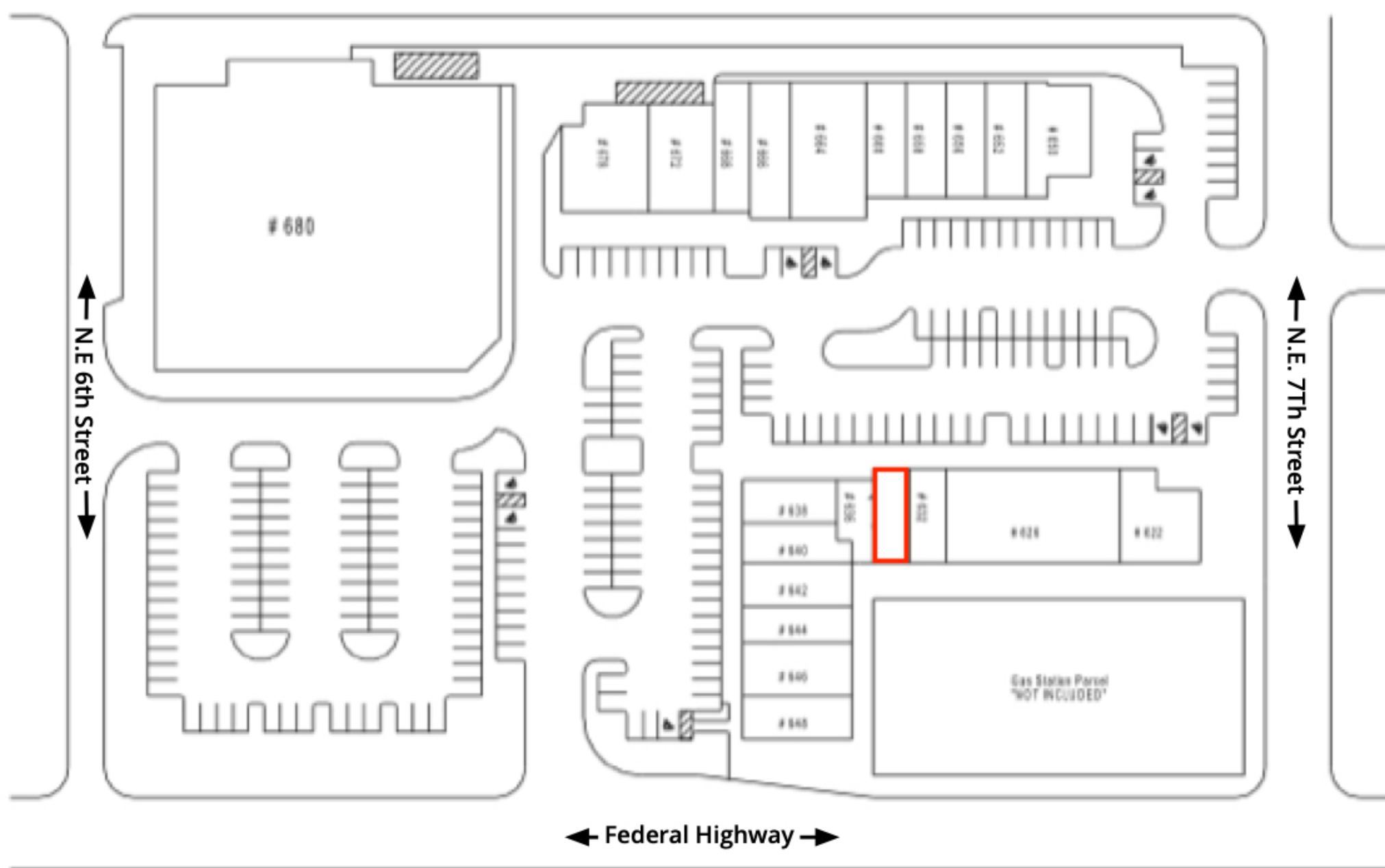
- Large walk in cooler
- 40 tap hook ups
- Three compartment sink
- Mop sink
- Hand sink
- Two metal prep tables
- One 42 inch sandwich fridge
- Hot dog steamer
- Hot dog roller
- (2) 50 inch tv's

All FF&E, bar stools, bar tables, rugs, shelving unit, outdoor tables. sonos, PA system for live music.

Overview - 636 N. Federal Highway Fort Lauderdale, FL 33304

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Floor Plan- 636 N. Federal Highway Fort Lauderdale, FL 33304

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Aerial Map - 636 N. Federal Highway Fort Lauderdale, FL 33304

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An aerial photograph of a coastal city, likely Miami, showing a mix of modern high-rise buildings and older structures. A wide beach runs along the coast, with the ocean visible on the right. The sky is clear and blue.

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