

**2350 SW 30th Ave Hallandale, FL 33009**



**Commercial/Industrial**  
**List Price:** \$3,480,000  
**MLS #:** [F10164353](#)  
**Status:** Active **MLS Area:** 3080  
**List Broker:** [OSIR/One Sotheby's Int'l Realty](#)  
**Geog Area:** Hollywood Central (3070-3100)  
**Type:** Special  
**Zoning:** M-1  
**County:** Broward County  
**Yr Built:** 1990/Resale  
**Acres:** 0.690  
**Town/Range:** 5142 **DOM:** 2  
**Section:** 21 **Folio #:** [514221010108](#)  
**Map Coord:** **Munic Code:**  
**Parcel #:** 0108

Recent: **02/27/2019 : New**

**Building Name/#:**

**Trans Type:** Sale# **Units:**

**Style:**

**Virtual Tour:** <https://www.propertypanorama.com/instaview/flaud/F10164353>

**Legal Description:** SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 1

**Remarks**

**Public Remarks:** RARE OPPORTUNITY TO OWN A STATE OF THE ART 18,900 SQ FT BUILDING WITH A 2-STORY HIGH CEILING RETAIL SHOWROOM/OFFICE INCLUDING A 12,180 SQ FT WAREHOUSE WITH FRONTAGE FACING I-95 AND A 200,000 PLUS DAILY TRAFFIC COUNT FOR GREAT MARKETING EXPOSURE. THIS PROPERTY SITS ON 0.68 ACRES AND HAS OVER \$600,000 IN UPGRADES TO INCLUDE 56 PLUS TONS OF A/C FOR THE ENTIRE BUILDING, NEWER ROOF WITH 14 YEARS REMAINING ON THE WARRANTY, 7 REMODELED LUXURY BATHROOMS AND 1 SHOWER, IMPACT WINDOWS AND DOORS, STATE OF THE ART SECURITY SYSTEM, UPGRADED ELECTRICAL AND CABLE WIRING WITH 4 METERS FOR THE FLEXIBILITY OF MULTIPLE TENANTS, TWENTY TWO (22) PARKING SPACES AND M-1 ZONING IN A FEMA "X" FLOOD ZONE. THE 19 FOOT CEILING HIGH WAREHOUSE TWENTY TWO (22) PARKING SPACES AND M-1 ZONING IN A FEMA "X" FLOOD ZONE

**Driving Directions:** GO WEST ON PEMBROKE PINE ROAD FROM I-95 MAKE A UTURN AND GO SOUTH ON 30TH AVE TO THE PROPERTY.

**Broker Confidential:**

**General Information**

<b>Range Price:</b>		<b>LLP:</b>		<b>County Lnd Use:</b>	
<b>Short Sale:</b>	No	<b>REO:</b>	No	<b>Lender Apprv:</b>	
<b># Buildings:</b>	2	<b># Stories:</b>	2.0	<b>\$ per Unit:</b>	
<b>Apx Lot Size:</b>	0.69	<b># Floors:</b>	2	<b># Offices:</b>	3
<b>Ownership:</b>				<b># Loading Drs:</b>	1
<b>Column Desc:</b>	Unknown			<b>Acres Desc:</b>	1/2+ To 3/4 Acre
<b>Prop SqFt:</b>	29,459	<b>Yr of Addition:</b>	2,003	<b>Max Ceiling:</b>	18.0000
<b>Door Height:</b>	Door Ht 12'+	<b>Eave Height:</b>		<b>Occupancy %:</b>	
<b>Improve Ht:</b>	2 Stories	<b>Miles Express:</b>	5	<b>Miles Beach:</b>	
<b># Meters:</b>	4	<b># Toilets:</b>	9	<b>AC %:</b>	100
<b>Type Building:</b>				<b>Road Type:</b>	
<b>Sale Includes:</b>	Building & Land				
<b>Prop Location:</b>	Anchored Center, Central Business District, City Location, Commercial Park				
<b>Construction:</b>	Cbs Construction				
<b>Roof Desc:</b>	Concrete Roof, Steel Joist Roof				
<b>Waterfront:</b>	No				
<b>Flooring:</b>	Concrete Floors, Tile Floors				
<b>Electric Svc:</b>	3 Phase Electric				
<b>Fire Protection:</b>	Smoke Alarm, Smoke Detector, Sprinklers				
<b>Parking:</b>	22/Assigned Parking, Common Parking, Guest Parking				
<b>Security:</b>	Motion Detector, Security Lighting, Security System				
<b>Ceiling:</b>	Exposed, Ceiling Height Varies				

**Additional Information**

<b>CAM Amount:</b>		<b>Reimb SF Amt:</b>		<b>Lse SqFt:</b>	
<b>Tenant Pays:</b>				<b>Rail Desc:</b>	No Rail Service
<b>Road Front:</b>	City, Interstate				
<b>CAM Includes:</b>	Aerial Photo(S), Appraisal, Other Available Information, Owner Managed, Photos				
<b>Info Avail:</b>					
<b>Lease Term:</b>					
<b>Deposit Inc:</b>					
<b>Misc Info:</b>					
<b>Heating:</b>	Central Electric, Central Building A/C				
<b>Cooling:</b>	Central Building A/C				
<b>Water:</b>	Public Water				
		<b>Sewer:</b>	Public Sanitation		

**Financial Information**

<b>Terms:</b>	Cash, Conventional/Refinance	<b>\$/SOH Value:</b>		<b>Assessed:</b>	
<b>Assumable:</b>	No	<b>Tot Assm Ln:</b>	\$0	<b>Other Inc:</b>	
<b>Taxes:</b>	\$32,846/2015	<b>Assoc Fee Pd:</b>		<b>Move In \$:</b>	
<b>Assoc Fee:</b>		<b>Gross Sch Inc:</b>	\$0	<b>Net Op Inc:</b>	
<b>Total Mortg:</b>		<b>Statement Pd:</b>	0	<b>Accnt/Leg Exp:</b>	
<b>Expense Amt:</b>		<b>Vacancy Rt:</b>		<b>Utilities Exp:</b>	
<b>Gross Op Inc:</b>		<b>Trash Exp:</b>		<b>Service Exp:</b>	
<b>Mgmt Exp:</b>		<b>Advtsng Exp:</b>		<b>Total Exp:</b>	
<b>Supplies Exp:</b>		<b>Maint/Rpr Exp:</b>			
<b>Insurnce Exp:</b>		<b>Misc Exp:</b>			
<b>RE Taxes:</b>					
<b>Source:</b>					

**Special Info:**

Possession: Funding

**Agent/Office Information**List Office: [OSIR /One Sotheby's Int'l Realty](#)List Agent: [0625319 /Sandra Tagliamonte](#)Agt Email: [stagliamonte@gmail.com](mailto:stagliamonte@gmail.com)Ofc Adrs: 401 E Las Olas Blvd. #100  
Fort Lauderdale, 33301

Board: Greater Ft Lauderdale REALTORS

Web Adrrs:

CoAgt Email:

OLP: \$3,480,000

ECD:

Owner Name:

Var/Dual Rate: No

Trans Broker: 3.0%

List Date:

Listing Type: Exclusive Right

Internet: Yes

Show Instruct: 24 Hour Notice, Appointment Only, Call Listing Agent

Prev Pr:  
Contingencies:Own/Agent: No  
Buyers Agent: 3.0%  
Pending Date:

AVM: Yes

Pr Change Dt:

Owner Phone:

Occup Info: Call Listing Agent

Non-Rep Comp: 3.0%

Blogging: No

Agent Ph: (954) 818-4219

Agent Ph 2: (954) 818-4219

Agt License: 0625319

Office Ph: (954) 522-2831

Office Fax: (954) 678-9109

Expire Date:

Addr on Inet: Yes

**Agent Full**

02/27/2019 4:15:00 PM

**Property History**Commercial/Industrial  
[F10164353](#) - Active2350 SW 30th Ave  
Hallandale, FL 33009-3018

L - \$3,480,000

MLS#: [F10164353](#)  
Active[2350 SW 30th Ave Hallandale 33009](#)

PropType: COM



Price	Chg Type	Chg Info	Eff Date	Agent ID	Office ID	DOM
\$3,480,000	NEW	ACTV -> \$3,480,000	02/25/2019	<a href="#">0625319</a>	<a href="#">OSIR</a>	0

MLS#: [A10350599](#)  
Expired[2350 SW 30th Ave Hallandale 33009](#)

PropType: COM



Price	Chg Type	Chg Info	Eff Date	Agent ID	Office ID	DOM
\$3,649,000	X	W -> X	12/31/2018	<a href="#">SEF3305549</a>	<a href="#">SEFRJFH01</a>	181
\$3,649,000	X	W -> X	12/31/2018	<a href="#">SEF3305549</a>	<a href="#">SEFRJFH01</a>	181
\$3,649,000	W	A -> W	04/03/2018	<a href="#">SEF3305549</a>	<a href="#">SEFRJFH01</a>	181
\$3,649,000	NEW	ACTV -> \$3,649,000	10/04/2017	<a href="#">SEF3305549</a>	<a href="#">SEFRJFH01</a>	0

MLS#: [A10163719](#)  
Expired[2350 SW 30th Ave Hallandale 33009](#)

PropType: COM



Price	Chg Type	Chg Info	Eff Date	Agent ID	Office ID	DOM
\$3,649,000	X	A -> X	09/29/2017	<a href="#">SEF3305549</a>	<a href="#">SEFNMLS04</a>	348
\$3,649,000	X	A -> X	09/29/2017	<a href="#">SEF3305549</a>	<a href="#">SEFNMLS04</a>	349
\$3,649,000	DECR	\$3,760,000 -> \$3,649,000	07/26/2017	<a href="#">SEF3305549</a>	<a href="#">SEFNMLS04</a>	283
\$3,760,000	DECR	\$3,999,999 -> \$3,760,000	12/09/2016	<a href="#">SEF3305549</a>	<a href="#">SEFNMLS04</a>	54
\$3,999,999	NEW	ACTV -> \$3,999,999	10/16/2016	<a href="#">SEF3305549</a>	<a href="#">SEFNMLS04</a>	0

**Photo Gallery**

F10164353

[2350 SW 30th Ave Hallandale, FL 33009](#)

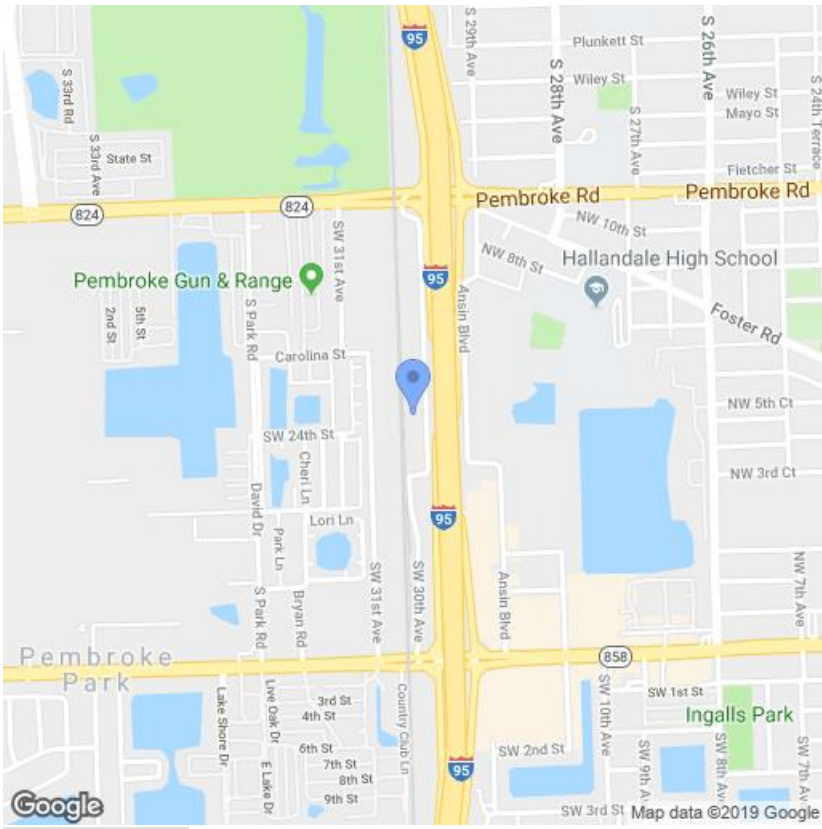
\$3,480,000

**Map**

F10164353

[2350 SW 30th Ave Hallandale, FL 33009](#)

\$3,480,000



Supplement

THE 19 FOOT CEILING HIGH WAREHOUSE HAS AN ANCHORED RACK SYSTEM, 1 STREET LEVEL RAMP AND 1 DOCK HEIGHT BAY RAMP. THIS PROPERTY APPRAISED FOR \$3,400,000 IN JULY OF 2017.

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