



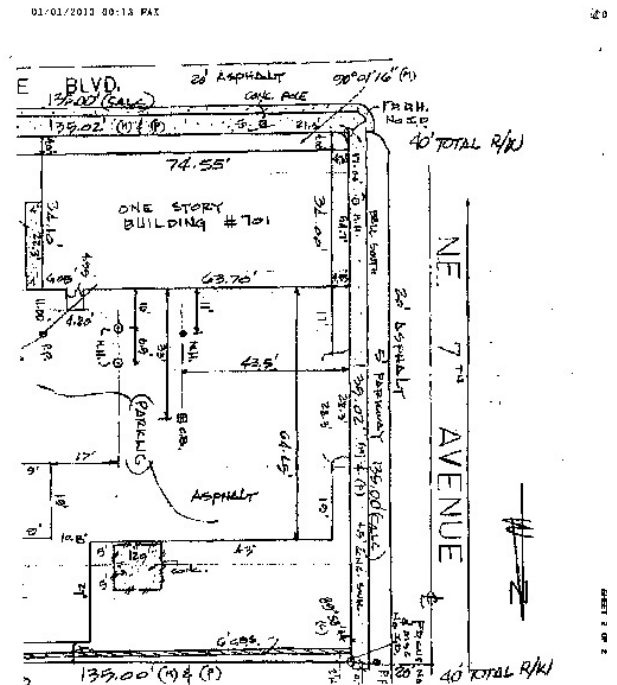
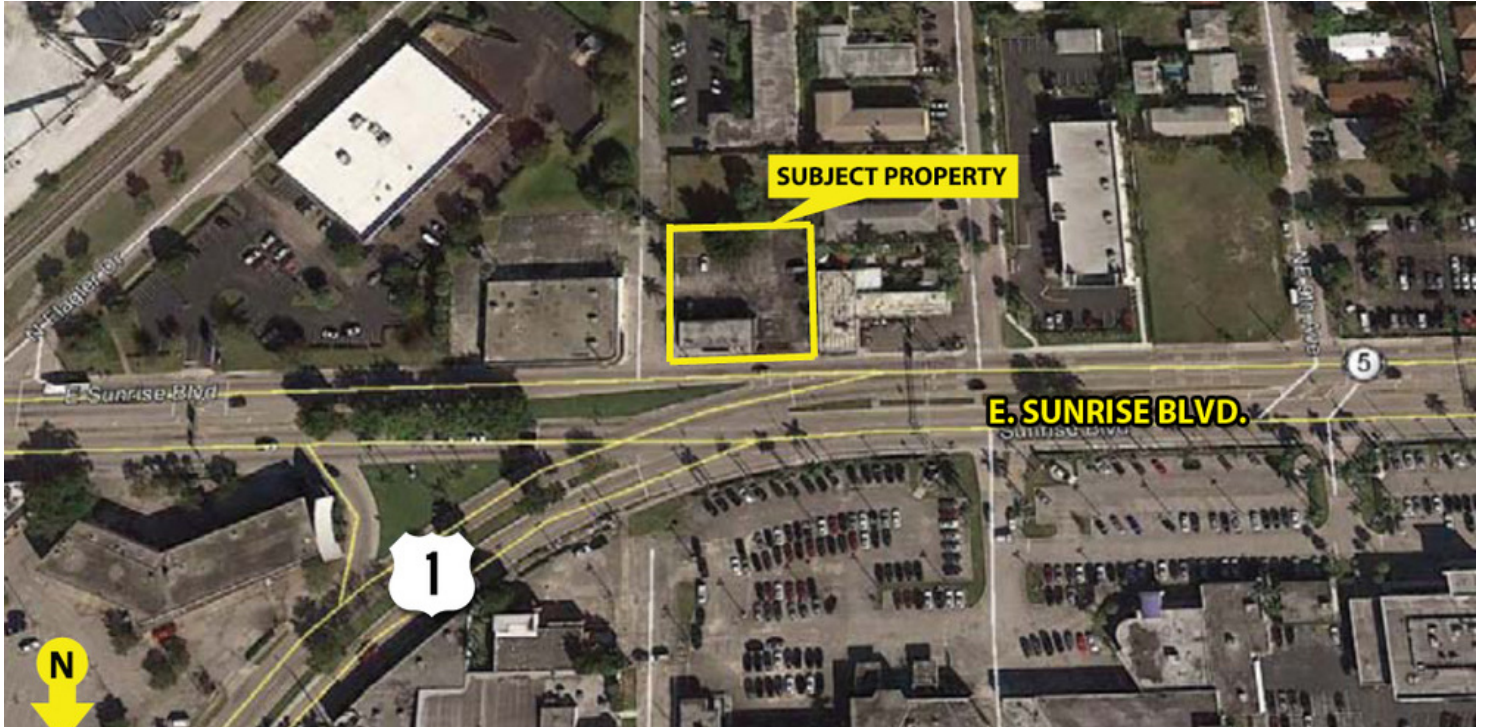
PROPERTY HIGHLIGHTS

- Prime location fronting East Sunrise Boulevard
- Ideal for owner user or investor seeking single tenant/net-leased (STNL) property
- Long term re-development/assemblage opportunity
- Site area: 18,217± S.F. (.42 acres)
- Zoning B-1; City of Fort Lauderdale, FL
- Parcel#: 4942-34-04-7736
- Average daily traffic count: 50,000 cars
- Offered at \$1,985,000 (Reduced)
- *Shown by appointment only*



701 East Sunrise Boulevard, Fort Lauderdale, FL 33304

Additional Photos



701 East Sunrise Boulevard, Fort Lauderdale, FL 33304

