



1210 NE 8th Avenue
Fort Lauderdale, FL 33304

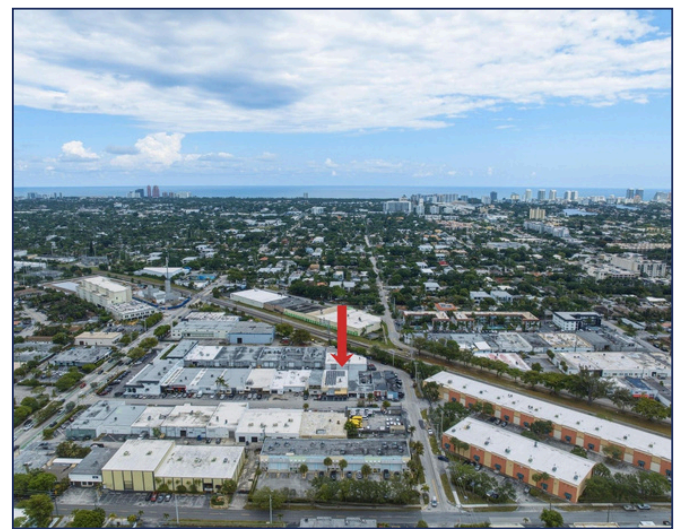
5,309 SQFT
+/- BUILDING SIZE

PROPERTY HIGHLIGHTS

ASKING PRICE

\$1,999,000

- **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

FOR SALE
EAST FORT LAUDERDALE • B-3 ZONING

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

1210 NE 8th Avenue
Fort Lauderdale, FL 33304

5,309 SQFT
+/- BUILDING SIZE

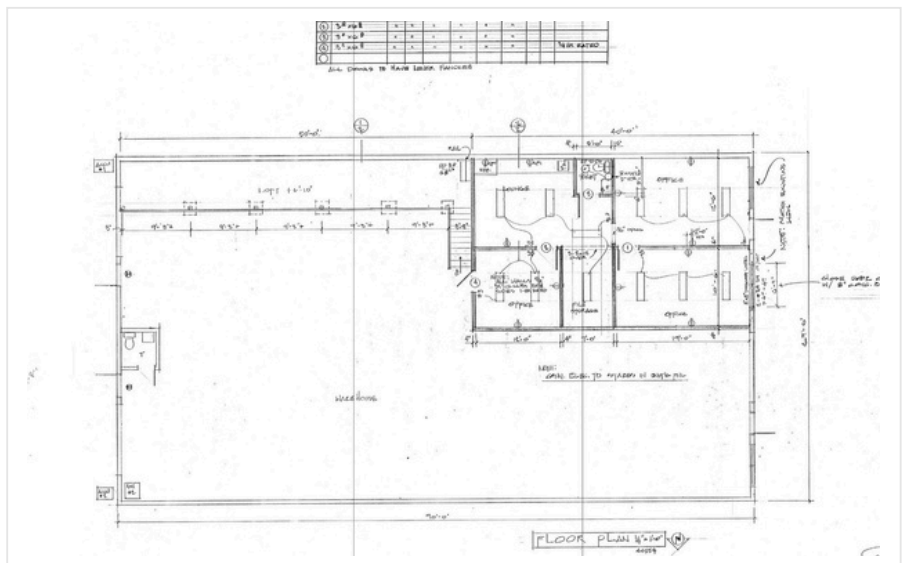
INTERIOR & EXTERIOR



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

VIRTUAL TOUR > bit.ly/42fljmN

VIDEO TOUR > bit.ly/4n6Lsh8

TREC
Total Real Estate Consultants Inc.
www.trecfl.com

JOE PELAYO, CCIM, SIOR 954.224.8773 **GEORGE PELAYO 954.482.1330**
trec@joepelayo.com • george@trecfl.com • trecfl.com

This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition or legal status of the property referenced, or as to the accuracy or completeness of the information contained, and same is submitted subject to errors, omissions, change of price, or other conditions, including withdrawal without notice.