

# For Sale or Lease

±25,795 SF Former Vocational School  
3505 NW 9th Ave. & 918 NW 35th Ct.  
Oakland Park, FL 33309



- Two Office/Warehouse Buildings totaling ±25,795 Sq. Ft.
  - ✦ Bldg. 1: ±11,755 Sq. Ft. consisting of 10 Bays of ±800-1,000 SF each and ±2,500 SF Administrative Office
  - ✦ Bldg. 2: ±14,040 Sq. Ft. consisting of 16 Classrooms and Offices
- Former A.T.I. Vocational School for Automotive, HVAC, etc.
- Land Parcel of ±145,000 Sq. Ft. Zoned B-2 and I-1 - City of Oakland Park
- ±478 Feet on Powerline Road
- Includes ±20,000 SF Outparcel Zoned B-2



**Sale Price: \$2,450,000 / Lease Rate: \$10.00 NNN**

Any information given herewith is obtained from sources we consider reliable. However, we are not responsible for misstatements of facts, errors, omissions, prior sale, withdrawal from market, or change in price without notice. The owner reserves the right to refuse any and all offers without explanation. Professional fee is earned by selling broker only upon consummation of the sale closing on terms dictated by the owner, not necessarily those set forth above. This offering subject to errors, omissions, prior sale or withdrawal without notice.

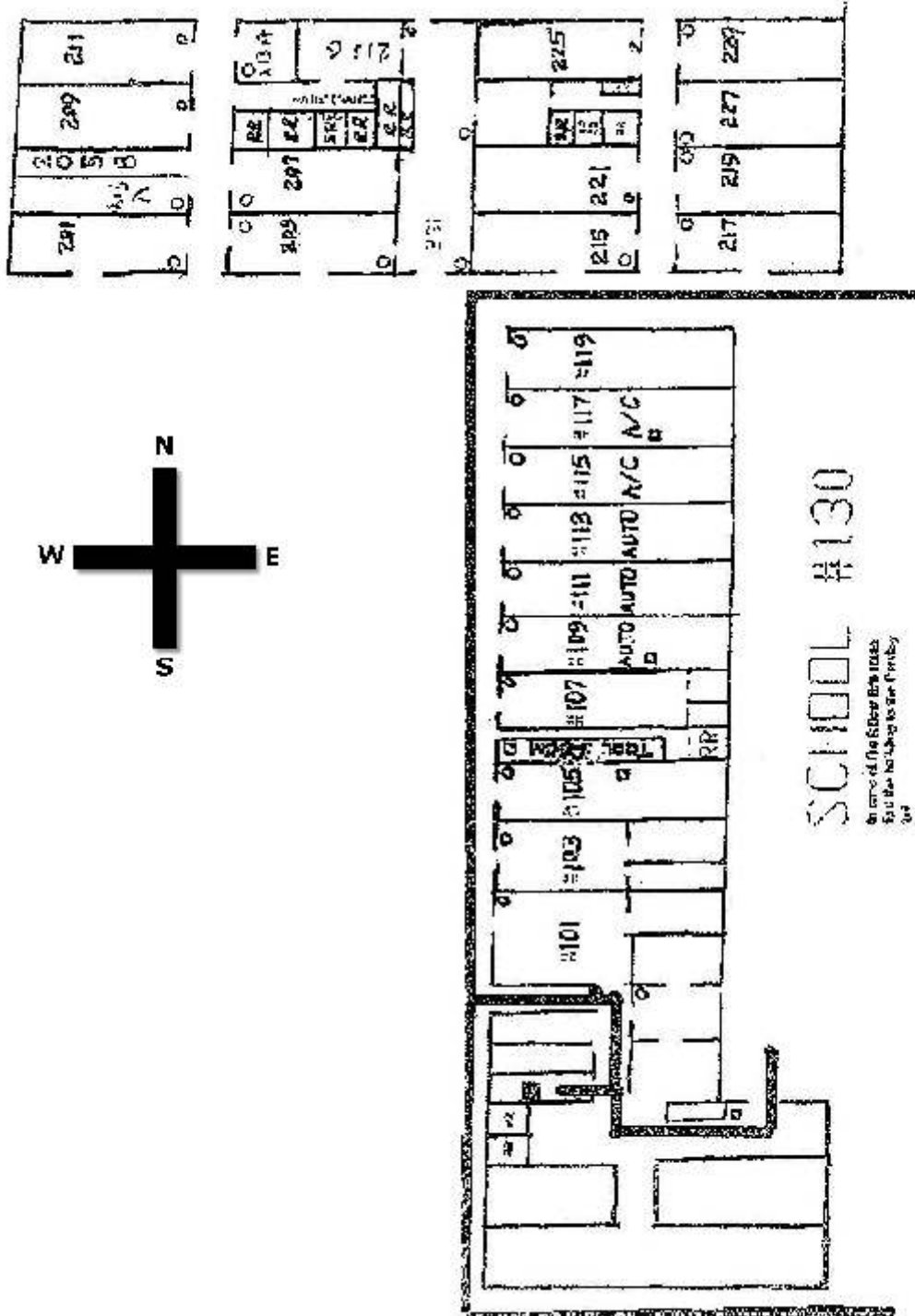
**NAI** Rauch Weaver  
Norfleet Kurtz & Co  
Commercial Real Estate Services, Worldwide.

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954-771-4400 • 954-771-4537 • www.rwnk.com

**Franklin B. Morrison**  
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±25,795 SF  
Former Vocational School  
Oakland Park, Florida



Carroll Paulson  
Office Administrator

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