

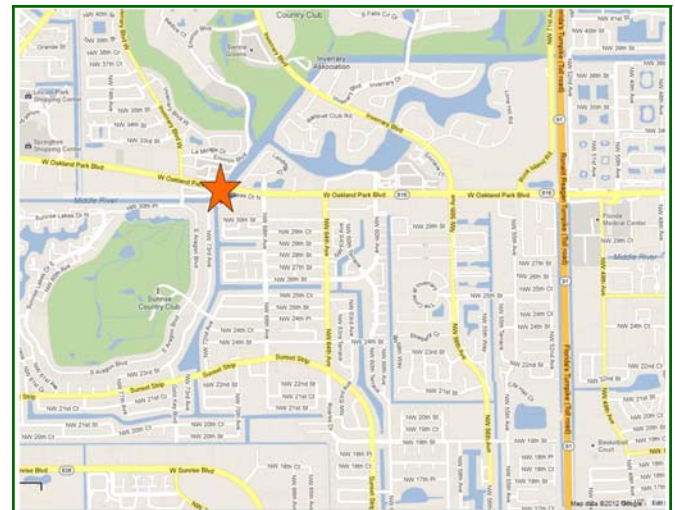
Community Building For Sale
Price Reduced!!!



7100 West Oakland Park Blvd., Sunrise, FL 33313

Property Highlights

- Approximately 36,512 SF Bank Owned Building
- 4.22 Acres of Land
- City of Sunrise Sanctuary. Seats 700-1,400
- CF - Community Facility Zoning
- 2 Full Commercial Kitchens
- Oversize Ballroom, School with 9 Classrooms
- Ceiling Height 10' - 26'
- HVAC Roof Mounted
- Purchase Price ~~\$5.3 Million~~ ~~\$3,750,000~~
- **New Price \$3,250,000**
- Well Suited for Institutional Use
- Public Water and Sewer
- Available Immediately



*Call us for a Showing
 at 954-596-5555*

Brenner Real Estate Group: Fort Lauderdale
 1500 West Cypress Creek Road, Suite 409 | Fort Lauderdale, FL 33309
 Phone: 954.596.5555 | Fax: 954.596.5556

For additional information contact:

Kathleen Alberts, CCIM
 Senior Vice President

Direct: 954-596-5555 / 954-303-2826 Cell
 Email: kalberts@breg.net



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Legal Description

Parcel I

Parcel D of Temple BETH ISRAEL PLAT, according to the plat thereof, as recorded in Plat Book 8, Page 46, of the Public Records of Broward County, Florida.

Parcel II

SUNRISE PARK SITE (C-13 CANAL AREA)

A portion of the Northeast one-quarter (N.E. 1/4) of Section 27, Township 49 South, Range 41 East, being more particularly described as follows:

Begin at the Northwest corner of SUNRISE GOLF VILLAGE SECTION SIXTEEN, according to the plat thereof, as recorded in Plat Book 65, Page 43, of the Public Records of Broward County, Florida; said point lying 305.05 feet south along the West line of the Northeast one-quarter N.E. (1/4) of said section 27 and on the south-right-of-way line of C-13 Canals as shown on said plat, said point being a point on the arc of non-tangent curve (radial line through said point bears North 19 Degrees 55'49" West) ; thence Northeasterly along the arc of said curve, being concave to the Southeast having a radius of 275.00 feet. A delta of 03 Degrees 46'54" an arc distance of 18.15 feet, thence tangent to said curve North 73 Degrees 51' 05" East, 133.71 feet; thence northeasterly along the arc of a tangent curve being concave to the Northwest having a radius of 352.00 feet, a delta of 10 Degrees 03'23" an arc distance of 57.04 feet; thence tangent to said curve North 63 Degrees 47'42" East, 58.07 feet; thence northeasterly along the arc of a tangent curve, being concave to the Northwest having a radius of 35.00 feet, a delta of 10 Degrees 24' 00", an arc distance of 58.99 feet. Thence tangent to said curve North 53 Degrees 23'42" East, 141.04 feet; thence northeasterly along the arc of a tangent curve, being concave to the Southeast having a radius of 275.00 feet, a delta of 11 Degrees 58'10", an arc distance of 57.48 feet; thence tangent to said curve North 65 Degrees 21' 52" East, 45.60 feet; thence northeasterly along the arc of a tangent curve, being concave to the Southeast having a radius of 31.97 feet, a delta of 24 Degrees, 38'24", an arc distance of 13.75 feet to a point of intersection of the East right-of-way line of C-13 Canal and the South right-of-way line of West Oakland Park Boulevard TEMPLE BETH ISRAEL plat, according to the plat thereof, as recorded in Plat Book 50, page 46 of the Public Records of Broward County, Florida; thence South 01 Degrees, 01'08" East along said East right-of-way line, 255.04 feet to the South right-of-way line of said canal, thence North 89 Degrees, 59'44" West along said South right-of-way line, 523.00 feet to the POINT OF BEGINNING.

Said lands lying in the City of Sunrise, Broward County, Florida. Less the lands conveyed by Deed recorded in OR Book 31609, Page 1731



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Property Information

Site Features

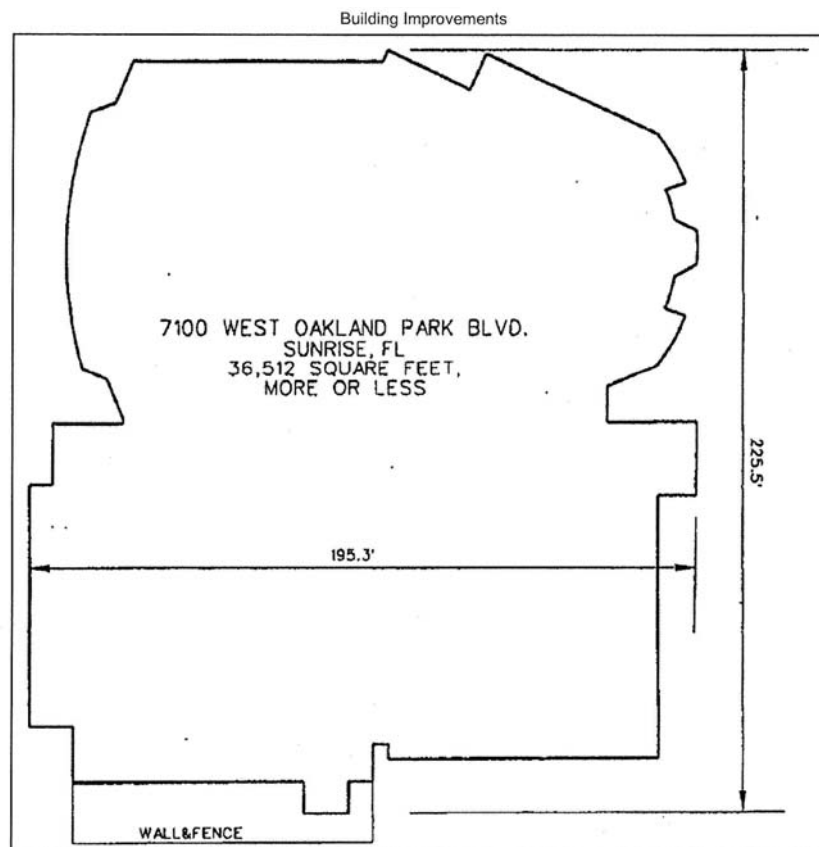
- Adjacent Uses: North: Residential and commercial across W. Oakland Park Boulevard
South and west: Single-family residential
East: Office building
- Size: 183,098 SF or 4.20 acres total site size (source: ReaiQuest)
179,098 SF or 4.11 acres usable area
Approximately 4,000 SF of the western portion of the site appears to be affected by a private road
- Shape/ Frontage: Irregular, 265' frontage along paved, public road Oakland Park Boulevard and 305' frontage along paved, public road Sunrise Lakes Drive; maximum depth of approximately 386', the western portion of Sunrise Lakes Drive appears to become a private road
- Topography: Generally flat and slightly above street grade
- Soils: No soils analysis report available; soils appear to be sandy soils typical of the area; we assume the site has no adverse conditions
- Hazards: No environmental site assessment report available; we assume the site has no adverse environmental conditions
- Utilities: Public water and sewer service as well as electricity and telephone service
- Easements: We were provided with a portion of a boundary survey which only provides the building size and does not provide information regarding the site. The survey did not list any easements; the subject appears to have a cross access easement on the western portion; the western portion crosses a private road which consists of approximately 4,000 SF of non-buildable area. An extraordinary assumption is an access easement has been executed
- Encroachments: Survey did not list any encroachments; we assume the site has no encroachments
- Census: 601.10 (source: floodmaps.com)



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- Flood Zone: AH, Community 120328, Panel 0205-F, dated August 18, 2002; flood insurance is typically required in this zone (source: floodmaps.com)
- Zoning: Community Facilities (CF) by the City of Sunrise; zoning permits institutional uses, including a religious facility or educational uses; subject appears to have a legal conforming use and improvements
- Land Use Plan: Community Facilities by the City of Sunrise

Survey



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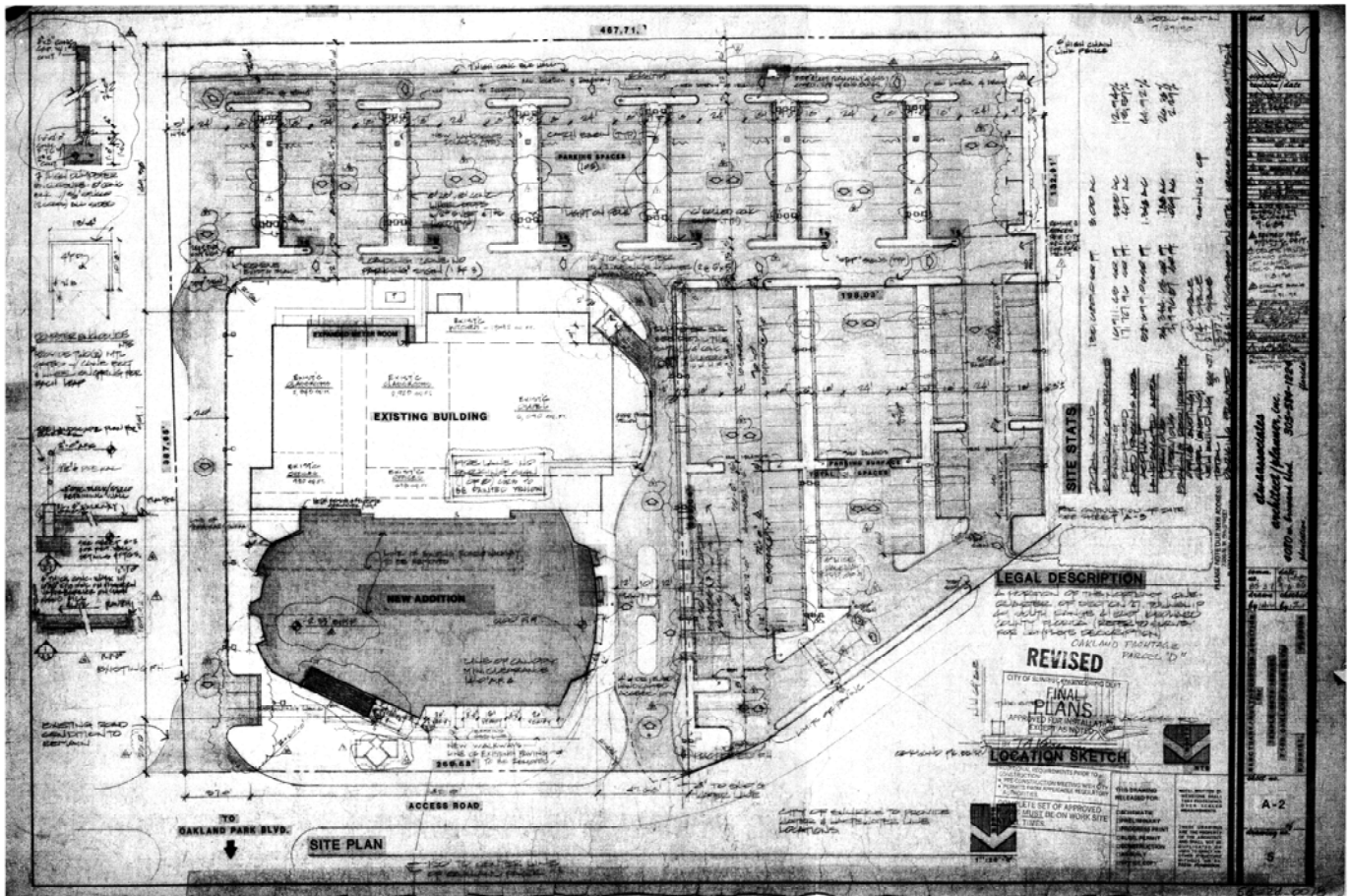
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Parcel	Parcel ID
1	49-41-27-35-0010
2	49-41-27-00-0030

Site Plan



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Site Improvements

Access:	Vehicular access is from Sunrise Lakes Drive (local road) extending from W. Oakland Park Boulevard (arterial road) and NW 73rd Avenue (private road)
Paving:	Asphalt parking areas
Walkways:	Concrete
Parking:	Good on-site rear and side parking; appears good in the local market for institutional use
Wheel Stops:	Concrete
Curbing:	Concrete
Drainage:	Subterranean storm water catchment basins and drainage canal on-site; appears adequate
Landscaping:	Trees, shrubs and grass, which are typical of the neighborhood
Irrigation:	None
Lighting:	High intensity pole lights
Enclosures:	Six-foot CBS dumpster enclosure; four-foot chain link fence in rear and along south side, six-foot wood fence and eight-foot concrete wall in rear

Analysis and Conclusions:

The site plan consists of the sanctuary, building improvements, small play area, good parking, drainage canal and approximately 4,000 SF of non-buildable area on the western portion.



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Building Shell and Exterior Features:

Structure:	Concrete slab, CBS walls and steel joist roof system (assumed)
Foundation:	Monolithic slab or spread concrete footings (assumed)
Walls:	Painted stucco with story height of 10' - 30'
Windows:	Fixed glass in metal frames and stained glass
Doors:	Solid wood and metal
Roof:	Composition covering over flat roof over metal deck
Access:	Exterior access into building via main entry on west side and pedestrian doors around perimeter of building
Other:	Porte-cochere over single lane at front entry

Interior Features:

Flooring:	Tile, wood and carpet
Baseboard:	Wood and tile
Trim:	Wood
Walls:	Painted gypsum board and tile
Doors:	Solid and hollow core wood
Ceilings:	Suspended acoustical tile panels and painted gypsum board



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Clear height:	10'- 26'
Lighting:	Mounted and recessed fluorescent and incandescent fixtures, studio lighting and decorative lighting features
Plumbing:	Two two-fixture restrooms, four four-fixture restrooms, four five-fixture restrooms and a multiple fixture kitchen
HVAC:	Multiple roof-mounted units with short duct work; appears adequate
Electrical:	Wiring throughout; appears adequate
Occupancy:	100% occupied by owner
Other:	Security cameras

Analysis and Conclusions:

The building has a modern architectural design, which is typical in the local market. The subject property is considered a Class C asset in the local market and has average to good appeal. The project's floor-area-to-site-area ratio (FAR) is 20% based on gross building area and usable site area, which is a typical ratio for church properties.

The floor plan appears to have good utility. Secured entry into main lobby; interior hallway provides access to sanctuary on the north end and administrative area, three banquet rooms and classrooms on the south end. The building improvements do not exhibit any functional obsolescence.

