



Flagler Village Flex Space

701 N Andrews Ave, Fort Lauderdale, FL 33311



Best Beach Real Estate



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Northeast Corner

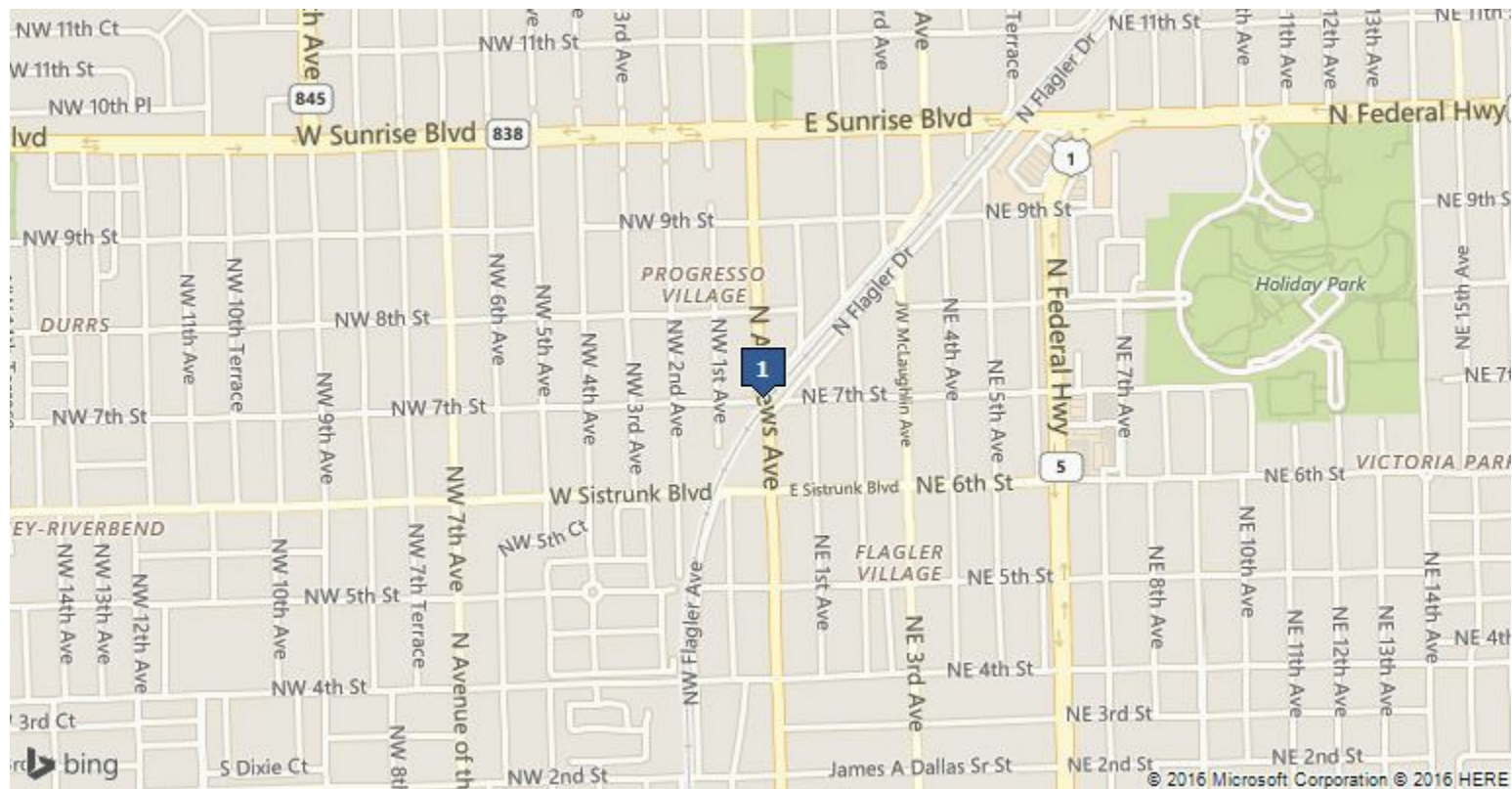
Flagler Village Flex Space

\$1,000,000

In the Hot area of Flagler Village, just north of Downtown Fort Lauderdale. This building has multiple uses, from industrial, to flex and opportunities to subdivide for retail. Liberal zoning with redevelopment opportunities. Solid building well-maintained in outstanding location near Florida East Coast Rail Line, Arts District and downtown Ft Lauderdale very convenient to Broward and Sunrise Blvds and Andrews Avenue.

- In Flagler Village
- Multiple uses: from industrial, to flex and opportunities to subdivide for retail.
- Liberal zoning and redevelopment opportunities.

Price:	\$1,000,000
Building Size:	5,168 SF
Price/SF:	\$193.50
Property Type:	Industrial
Property Sub-type:	Flex Space
Property Use Type:	Vacant/Owner-User
Occupancy:	0%
Clear Ceiling Height:	11 ft.
Lot Size:	10,920 SF
Features:	Fenced Yard, Electricity/Power



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Outstanding location near Florida East Coast Rail Line, Arts District and downtown Ft Lauderdale very convenient to Broward and Sunrise Blvds and Andrews Avenue.

Property Photos



Entrance



North side of building/parking

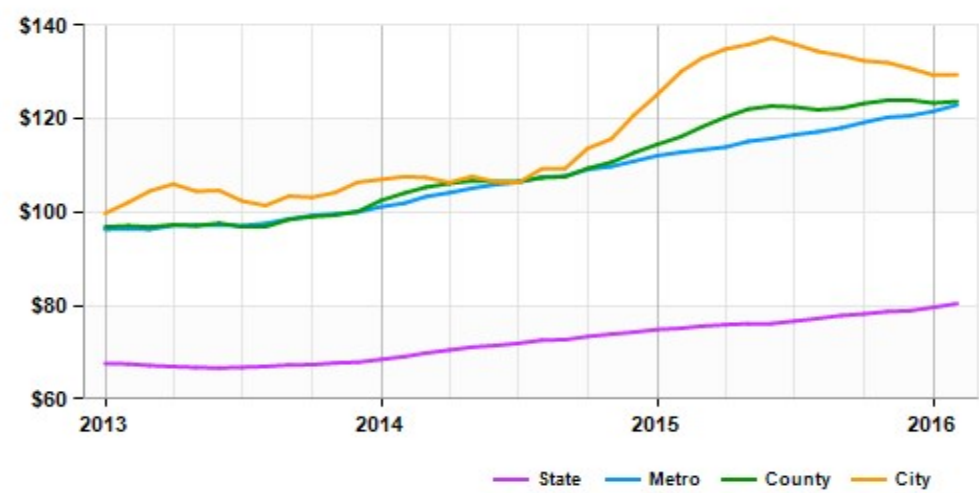
Property Photos



South side of building/street level loading doors

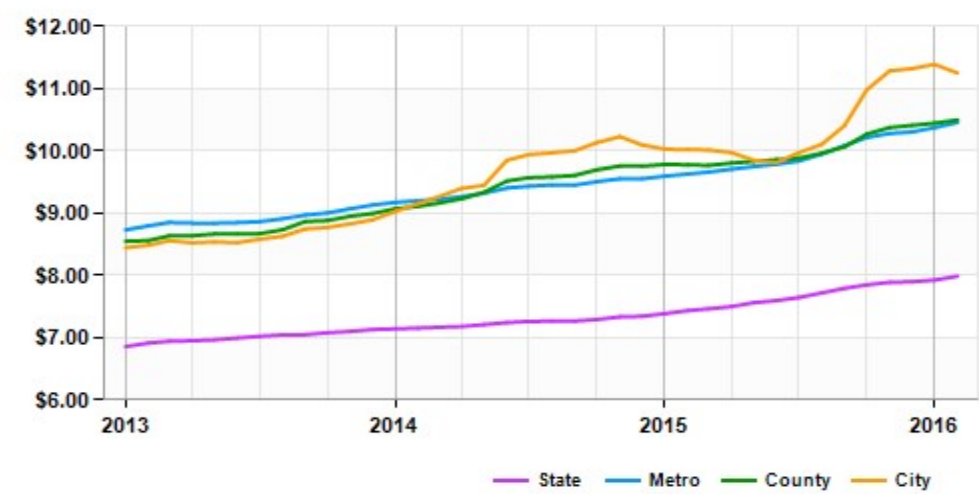
Market Trends

Asking Prices Industrial for Sale Fort Lauderdale, FL (\$/SF)



	Feb 16	vs. 3 mo. prior	Y-O-Y
State	\$80	+2.2%	+7.0%
Metro	\$123	+2.2%	+9.0%
County	\$124	-0.2%	+6.5%
City	\$129	-1.9%	-0.5%

Asking Rent Industrial for Lease Fort Lauderdale, FL (\$/SF/Year)



	Feb 16	vs. 3 mo. prior	Y-O-Y
State	\$7.99	+1.2%	+7.4%
Metro	\$10.46	+1.7%	+8.6%
County	\$10.50	+1.2%	+7.4%
City	\$11.25	-0.3%	+12.3%