

# Prime Redevelopment Opportunity in Wilton Manors

**For Sale \$599,000**

2650 North Andrews Ave.  
Wilton Manors, FL 33311



<b>FOR SALE</b>	<b>1 story 1,493 Sq. Ft. Building on 10,332 Sq. Ft. Property</b>		
<b>DESCRIPTION</b>	This Prime Redevelopment Opportunity in sought after Wilton Manors consists of a 1,493 Sq. Ft. building on a 10,332 Sq. Ft. corner lot with 110' frontage on Andrews Ave. Current month to month tenant is a church. B-2 zoning would permit a variety or uses including art gallery, office, food, convenience or specialty, gym, restaurant, and studio. Perfect for buyer seeking high income demographics and traffic count. Centrally located to all major arteries.		
<b>PROPERTY VIDEO</b>	<a href="https://www.youtube.com/embed/aPcxFcSq04o?rel=0">https://www.youtube.com/embed/aPcxFcSq04o?rel=0</a>		
<b>LOCATION</b>	Just South of Oakland Park Blvd on East side of Street.		
<b>PARKING/ YEAR BUILT</b>	12 Parking Spaces. Built in 1969		
<b>PRICING</b>	\$599,000 or \$401/ Sq. Ft. Building and \$58/ Sq. Ft. Property.		
<b>TRAFFIC COUNT</b>	28,150 Cars per day Andrews Ave.		
<b>ZONING</b>	B-2 Folio 4942-27-12-1240		
<b>DEMOGRAPHICS 2021 Estimate</b>		<b>1 mile</b>	<b>3 mile</b>
	HH Population:	22,088	177,469
	Average HH Income:	\$68,232	\$82,372
			<b>5 mile</b>
			387,528
			\$78,490

Disclaimer: This offering subject to errors, omissions, prior sale or withdrawal without notice.

**CAMPBELL & ROSEMURGY**  
COMMERCIAL REAL ESTATE

**FOR MORE INFORMATION:**

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1233 E. Hillsboro Blvd  
Deerfield Beach, FL 33441

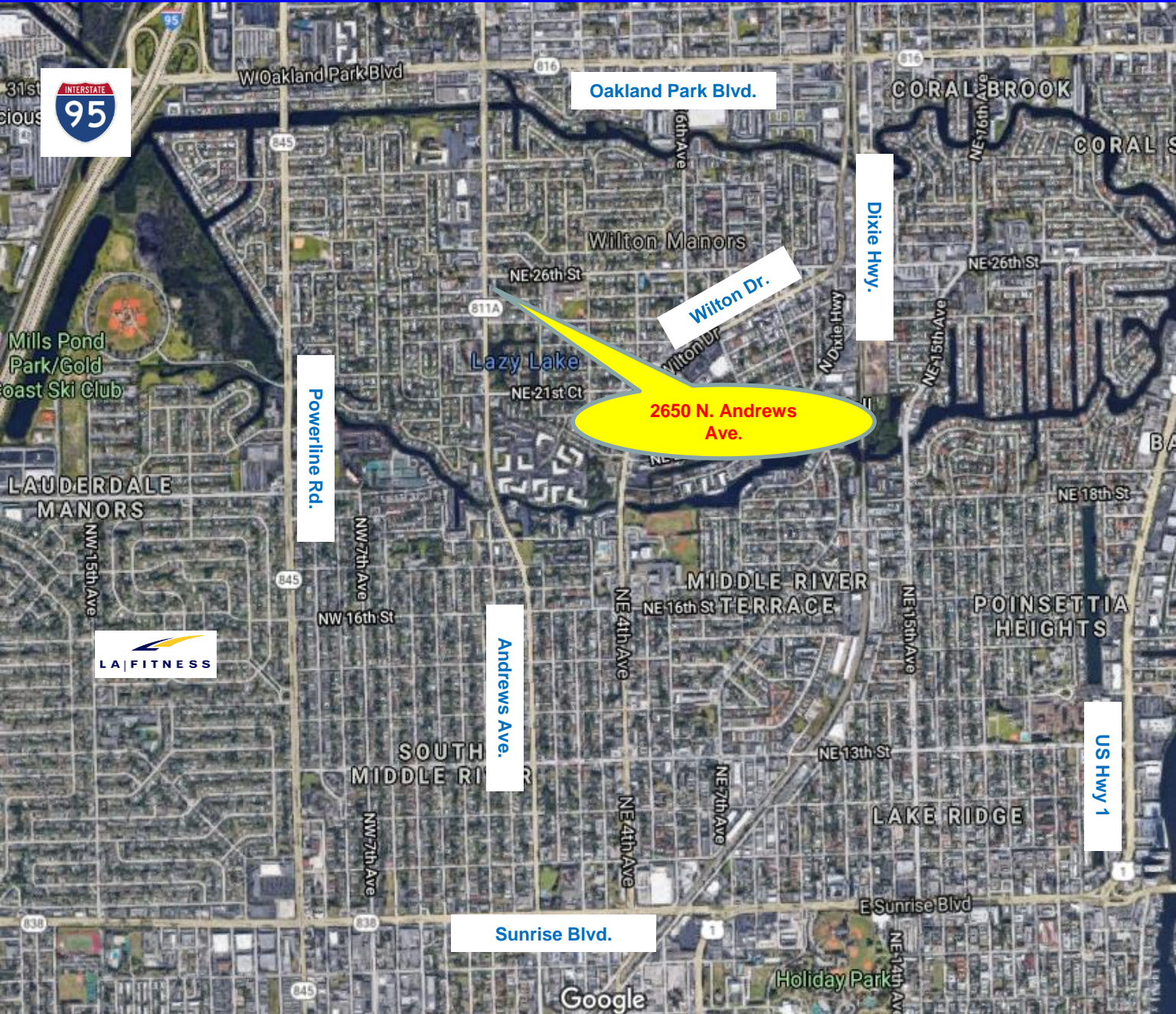
954.427.8686 T.  
954.427.0117 F.



# Location Map

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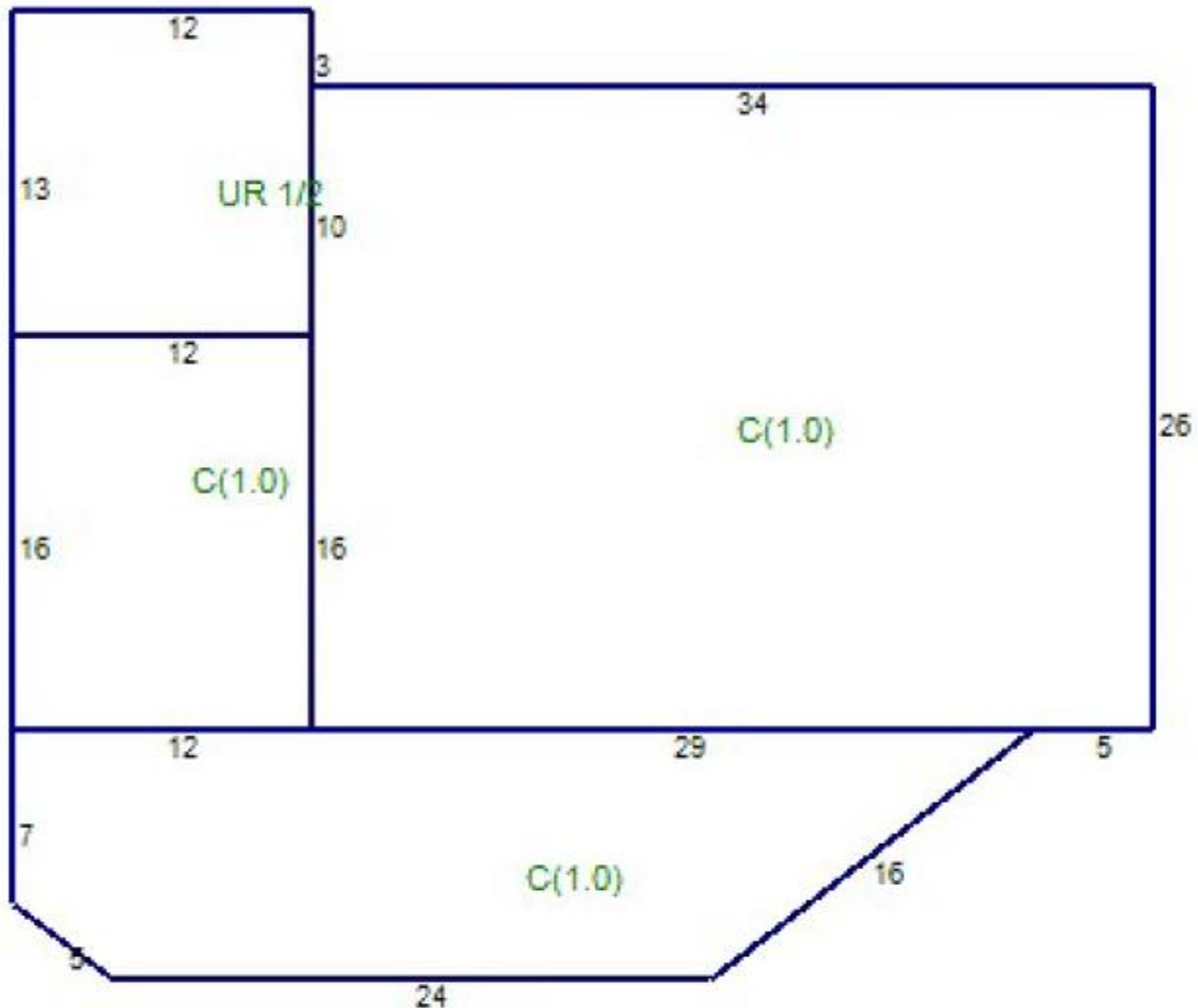
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# Floor Plan

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