

FOR SALE OFFICE BUILDING



HAVEN
PROPERTY
GROUP

FORT LAUDERDALE, FL 33315
320 DAVIE BLVD

TYPE OFFICE BUILDING

SIZES 2,165 +/- SF

PROXIMITY TO DOWNTOWN FORT LAUDERDALE



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AARON BLAKE

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PROPERTY DESCRIPTION

For Sale this prime investment opportunity in the heart of Fort Lauderdale, FL – the impeccably maintained and fully renovated 2,165 SF office building at 320 Davie Boulevard. Located near a prime corner stoplight location and is just minutes from the bustling Downtown Fort Lauderdale Las Olas district. With its central location and strategic zoning under ROC, this property offers a compelling opportunity for office building investors or owner occupants seeking a high-demand location with exceptional visibility and accessibility. Don't miss the chance to secure a foothold in this thriving business district with this meticulously maintained and renovated property.

PROPERTY HIGHLIGHTS

- Minutes from Downtown Fort Lauderdale
- Fully Renovated
- Immaculate Maintained

OFFERING SUMMARY

Sale Price:	\$1,775,000
Number of Units:	1
Lot Size:	9,652 SF
Building Size:	2,165 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,683	9,042	18,935
Total Population	3,587	18,379	38,593
Average HH Income	\$135,073	\$141,686	\$131,841



LOCATION DESCRIPTION

Discover the vibrant business scene surrounding the Fort Lauderdale Professional Office, located in the heart of thriving Fort Lauderdale, FL. This bustling commercial hub offers proximity to corporate headquarters, renowned law firms, and financial institutions. Prime corner location. Fully Renovated and Immaculately maintained. Enjoy easy access to world-class dining on Las Olas Boulevard, as well as upscale shopping at The Galleria at Fort Lauderdale. Set against the stunning backdrop of Florida's Intracoastal Waterway, the area also boasts beautiful parks and cultural attractions just moments away. With its dynamic mix of commerce and leisure, this prime location presents an exceptional opportunity for office building investors seeking a coveted foothold in Fort Lauderdale's premier business district. 4 Private Offices (2 can be multi user offices), Reception, Conference Room, 6 Cubicle/Work Stations, 2 Bathrooms, Kitchenette. Adjacent Office Building (#1 on site map below) also For Sale by same owner.







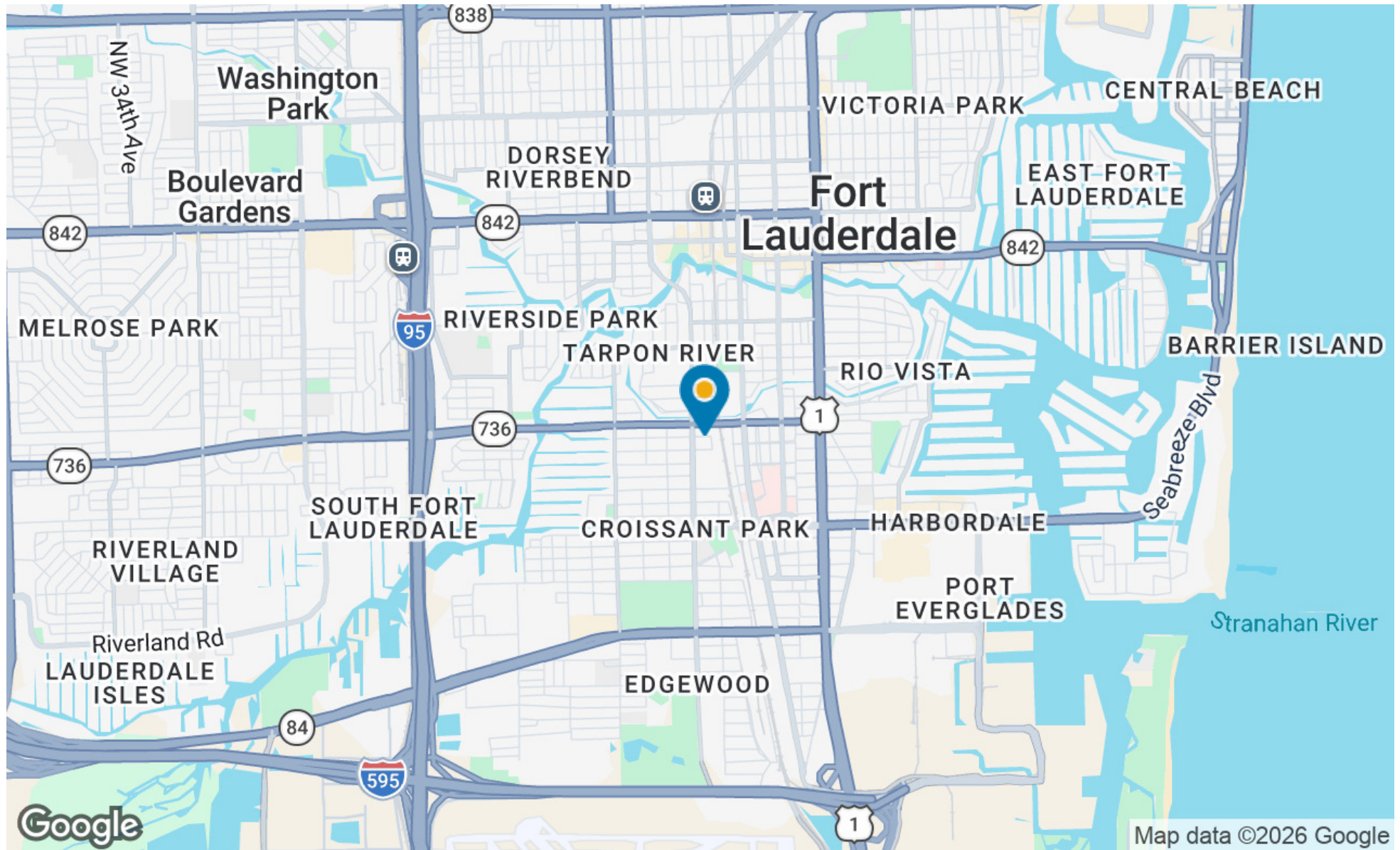


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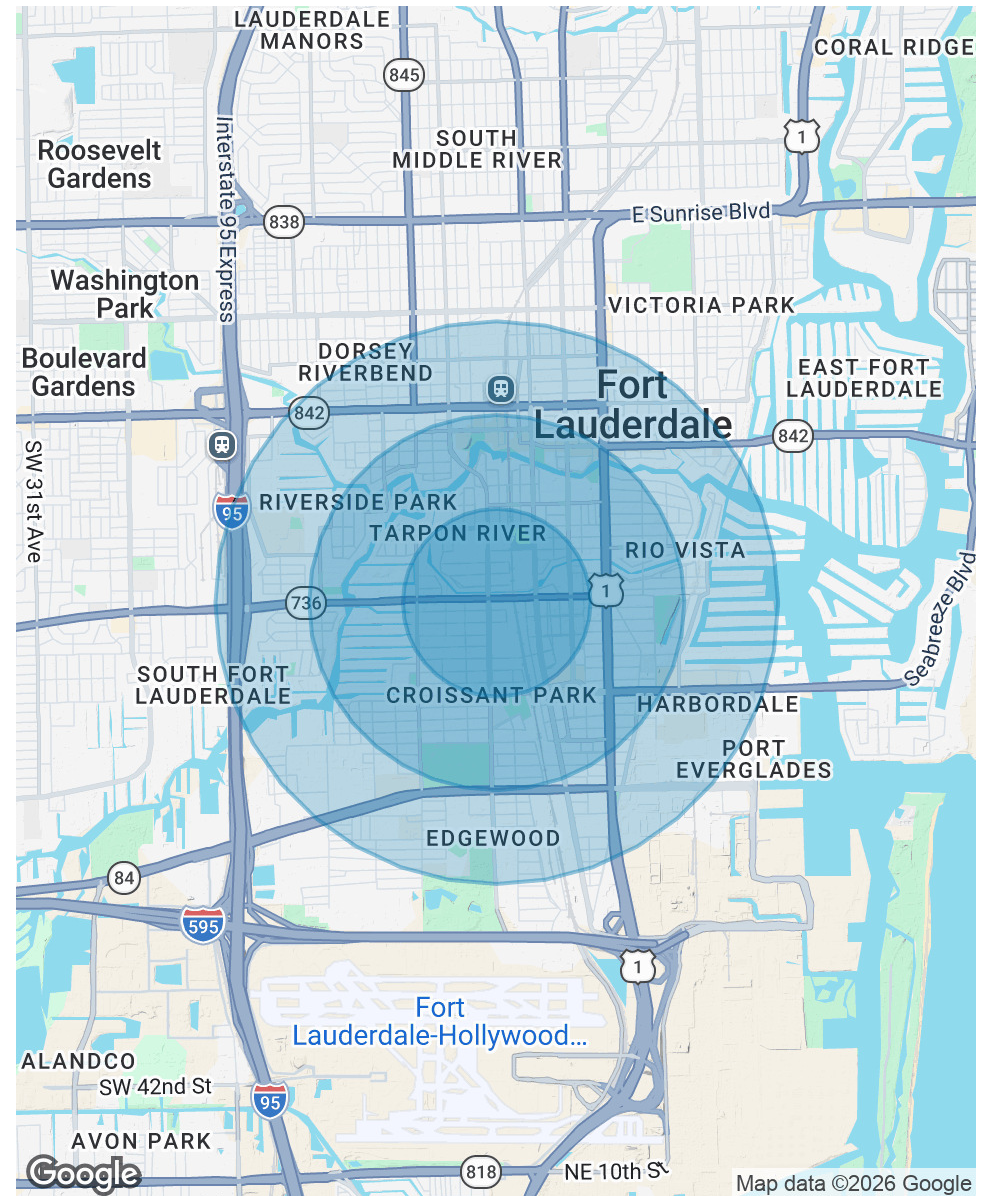
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,587	18,379	38,593
Average Age	42.6	44.8	41.6
Average Age (Male)	43.1	44.9	40.8
Average Age (Female)	43.9	43.3	40.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,683	9,042	18,935
# of Persons per HH	2.1	2.0	2.0
Average HH Income	\$135,073	\$141,686	\$131,841
Average House Value	\$531,570	\$634,553	\$691,097

2023 American Community Survey (ACS)



ADDITIONAL BUILDING 1 FOR SALE



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