



## 401 E Oakland Park Blvd

401 E Oakland Park Blvd, Fort Lauderdale, FL 33334



**Mia Rodrigues**

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# 401 E Oakland Park Blvd

\$525,000

**HUGE OPPORTUNITY.** This prime commercial property offers excellent visibility on a high-traffic corner lot, with thousands of cars passing by daily. Currently used as a medical clinic, the building is zoned B-1, allowing for a variety of business uses including medical, office, or professional services. The interior includes multiple spacious rooms and a private office or bedroom, ideal for a practice or business...

- In the heart of Oakland Park busy commercial district, this B-1 zoned property is perfect for medical offices, retail businesses, or professional.
- High-visibility corner lot with strong daily traffic exposure
- Zoned B-1 allowing medical, office, and professional uses
- Currently configured as a medical clinic with multiple exam rooms
- Potential to acquire adjacent lots for expansion or redevelopment
- Minutes from Wilton Manors and downtown Fort Lauderdale



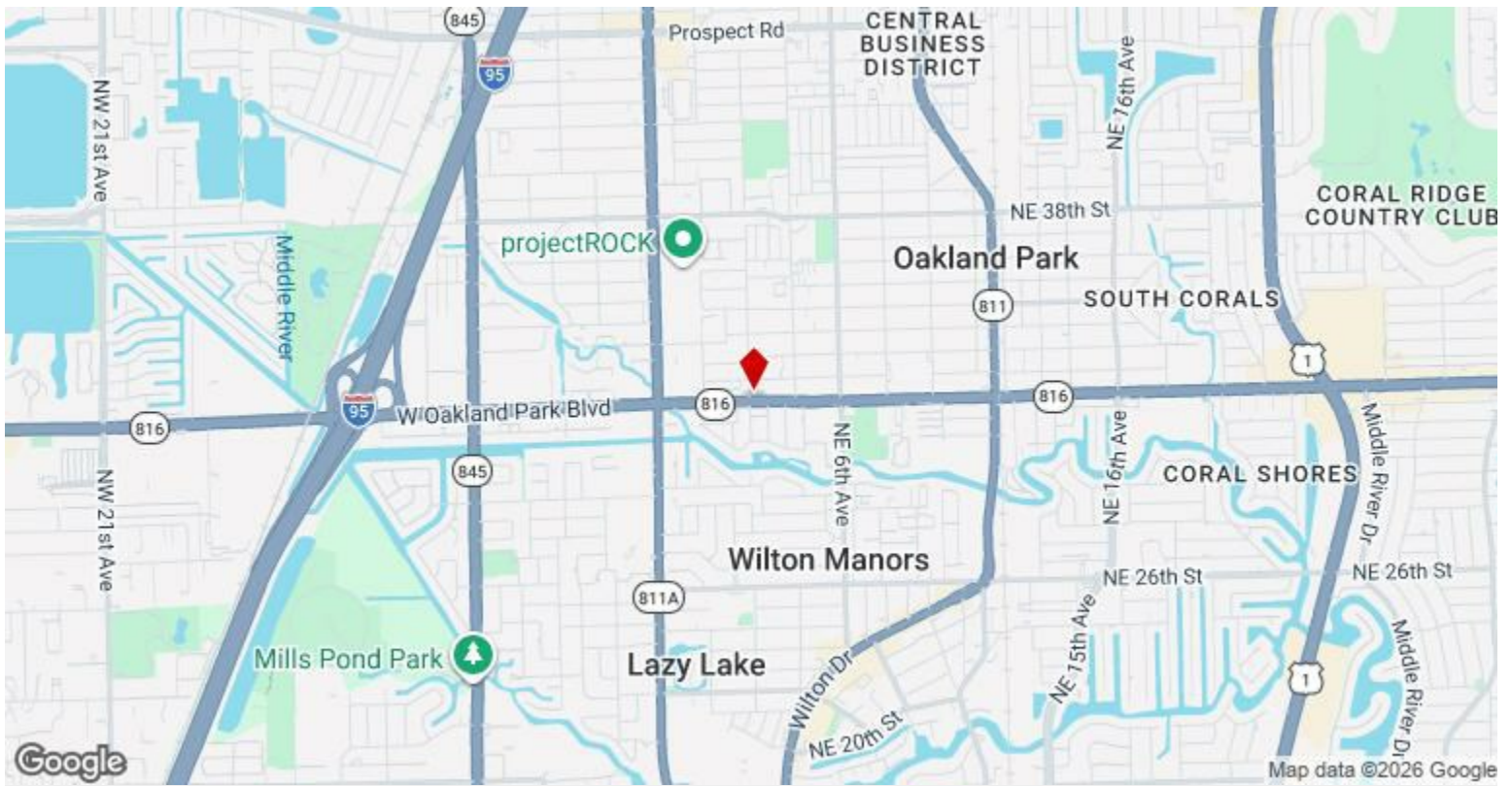
Price:	\$525,000
Property Type:	Office
Property Subtype:	Loft/Creative Space
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.12 AC
Gross Building Area:	1,477 SF
Rentable Building Area:	1,360 SF
No. Stories:	1
Year Built:	2000
Tenancy:	Multi
Parking Ratio:	7.35/1,000 SF
Zoning Description:	B-1
APN / Parcel ID:	49-42-23-05-6403
Cross Streets:	NE 3rd Ave

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Donald R Rowles & Associates	-	
Hussain & Assoc Pa	-	
Platinum Force Investigations And Security	-	

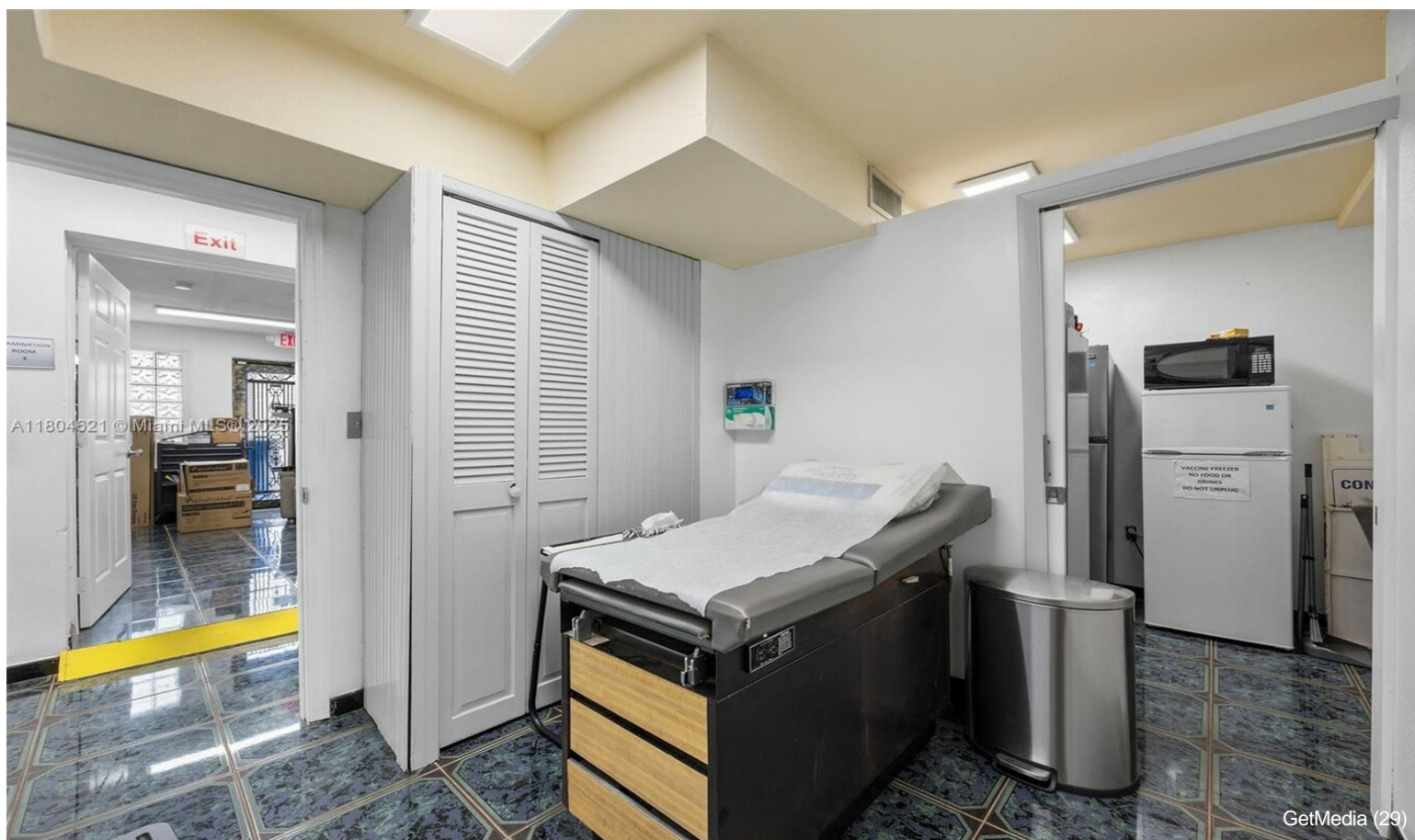


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# Property Photos

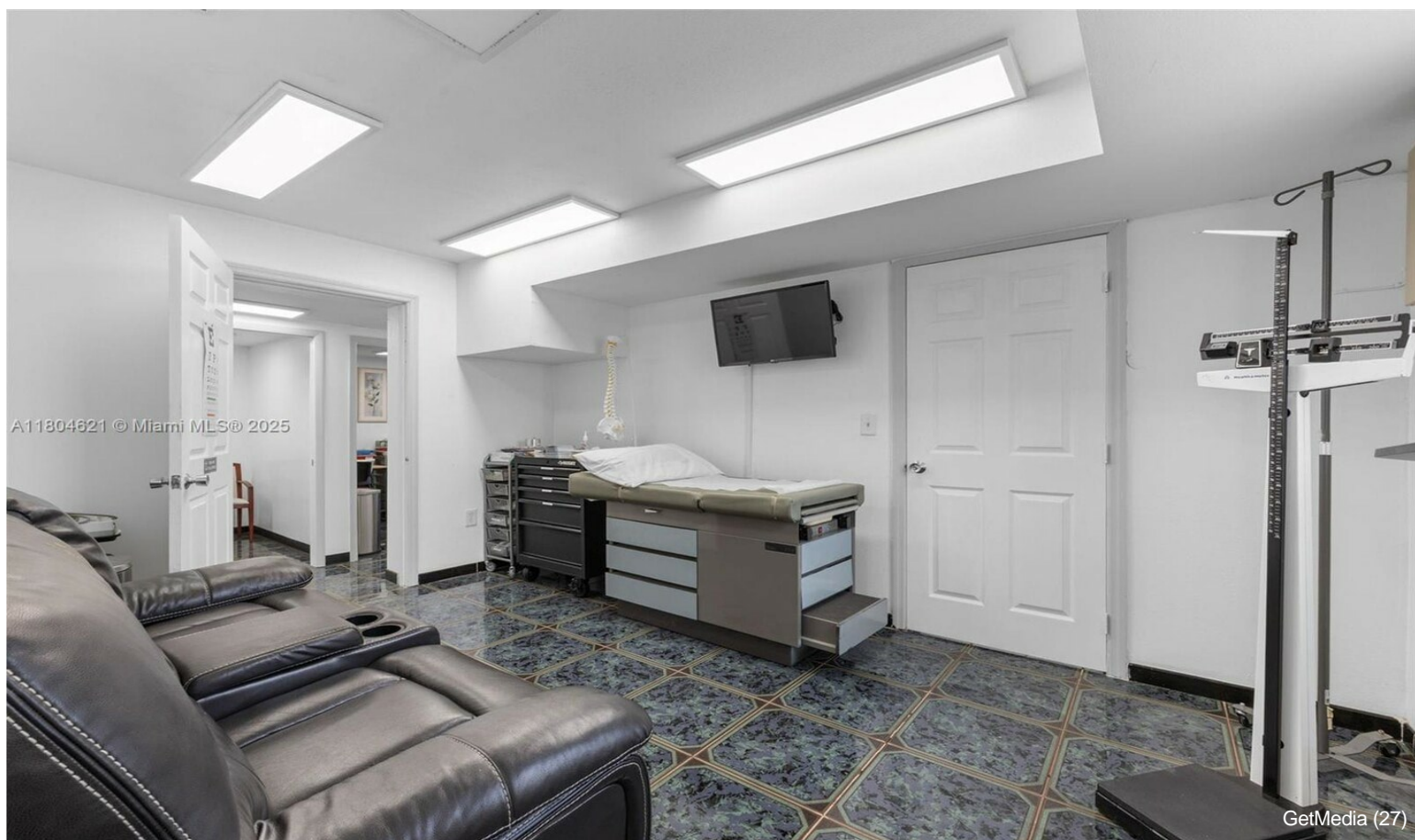
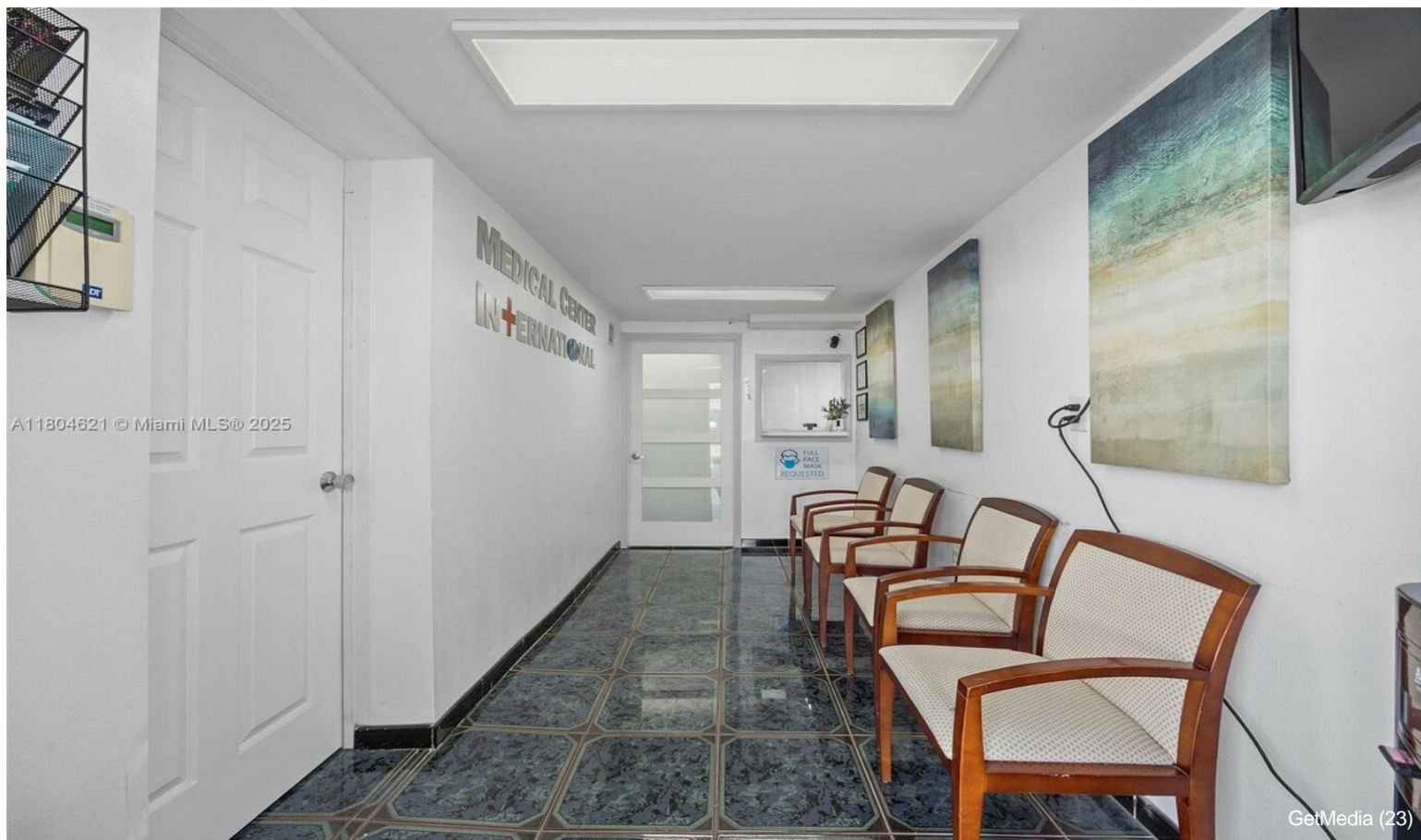


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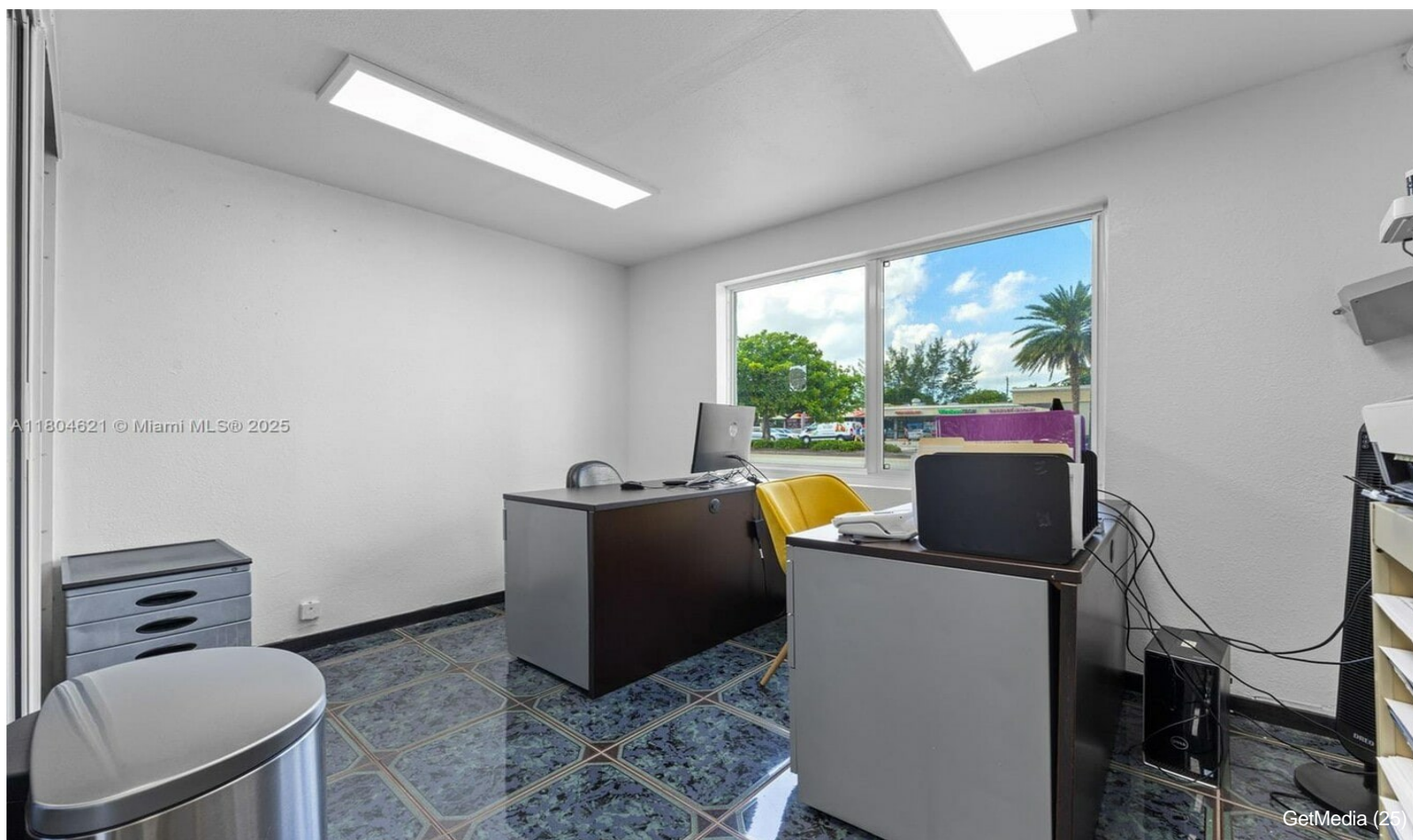
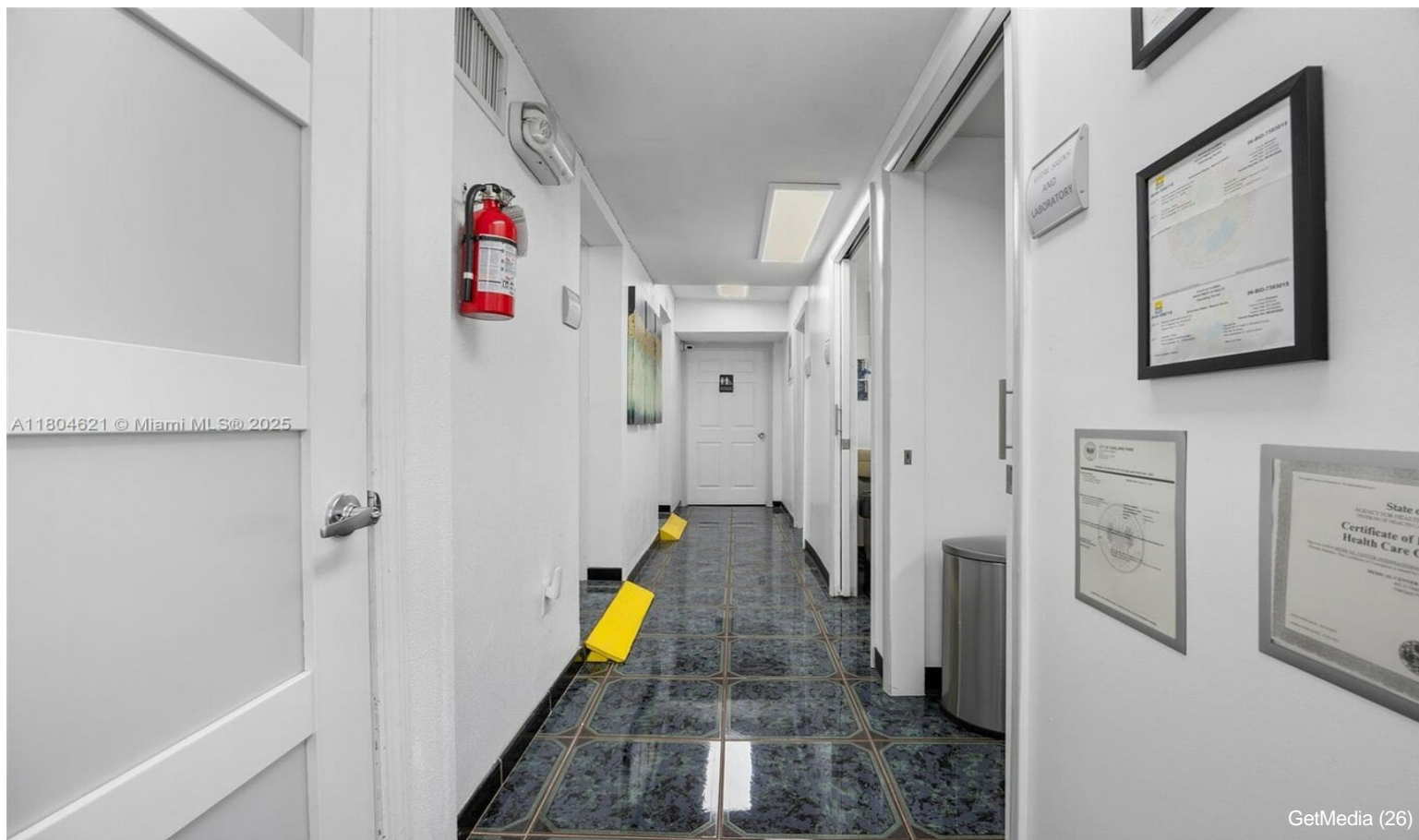


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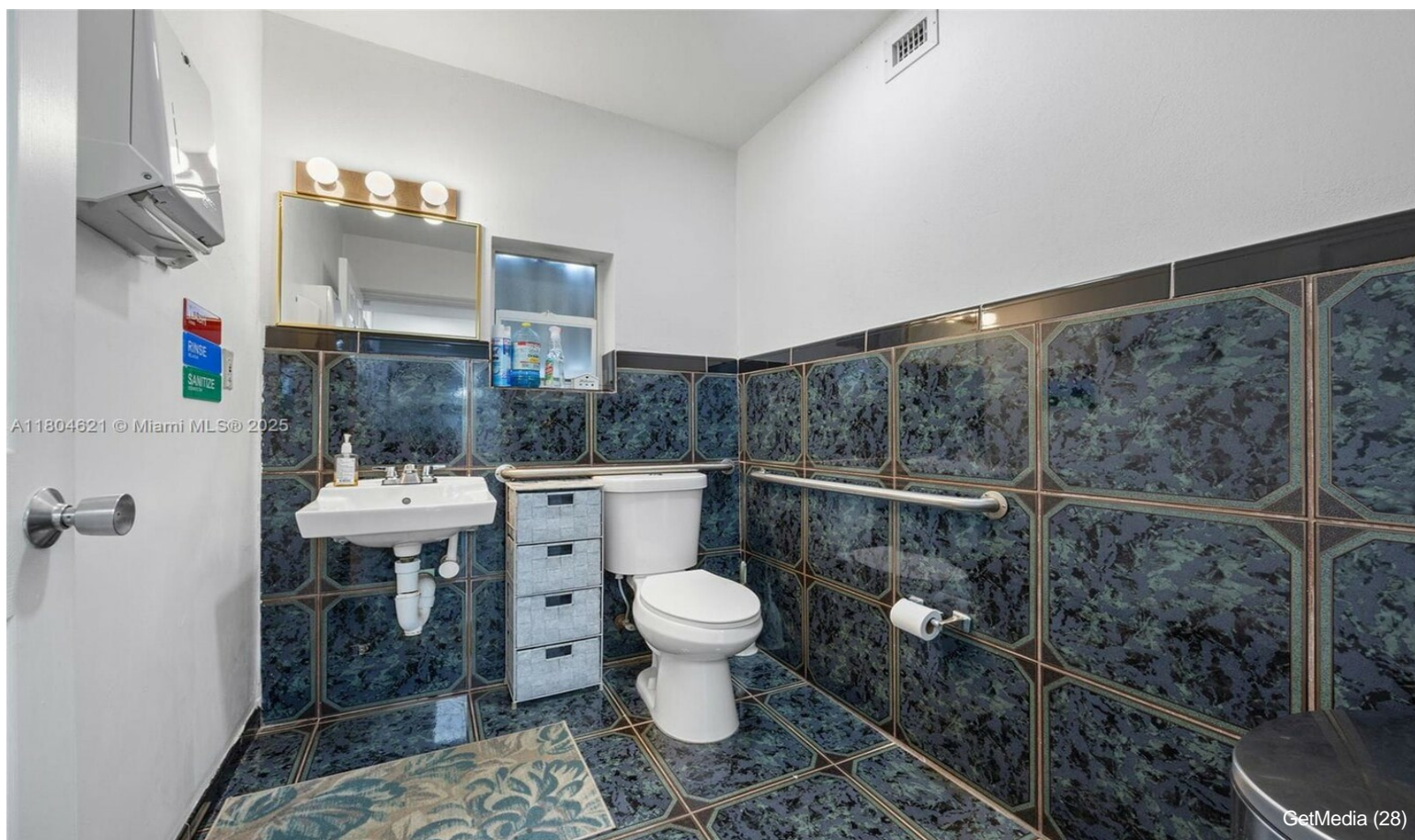
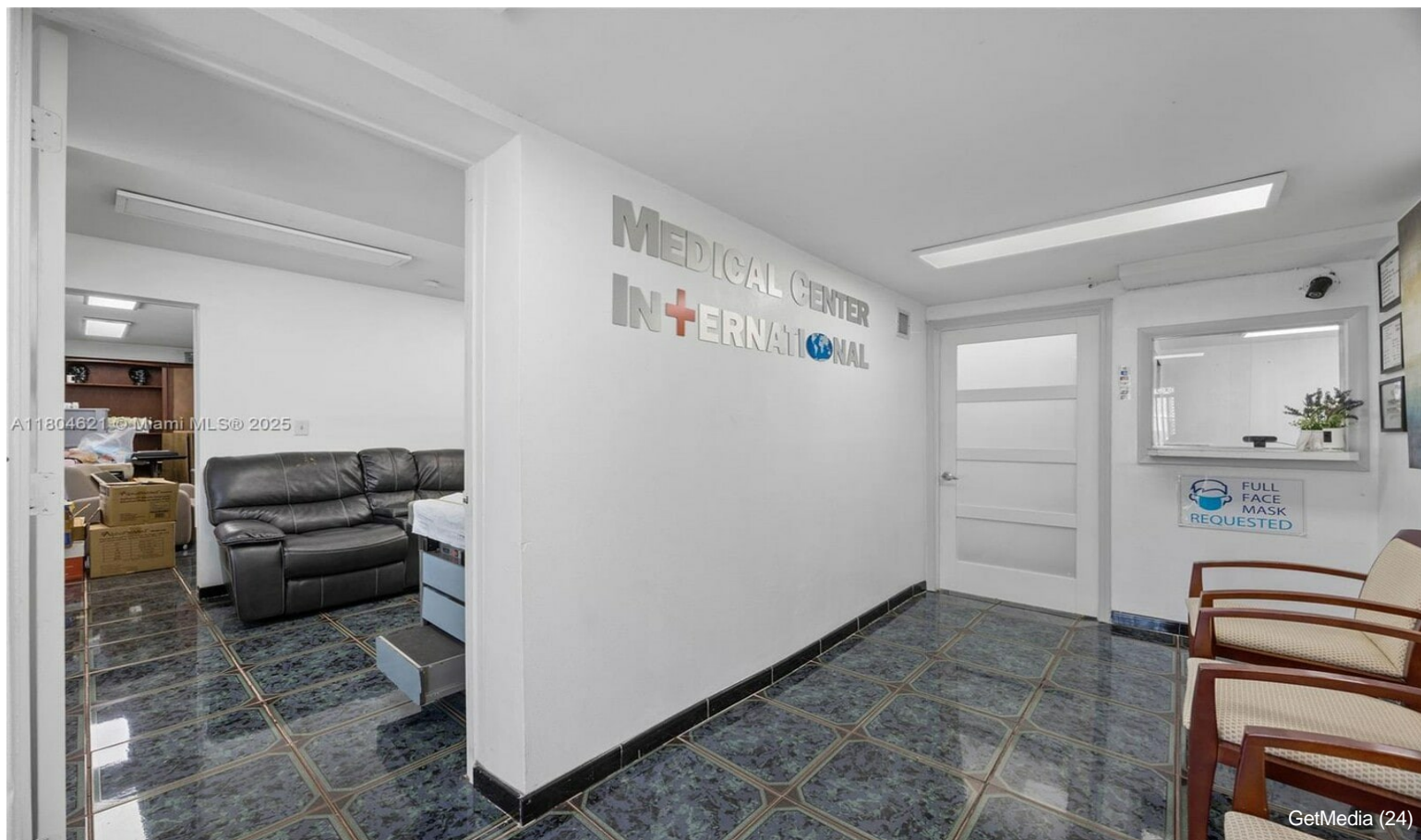
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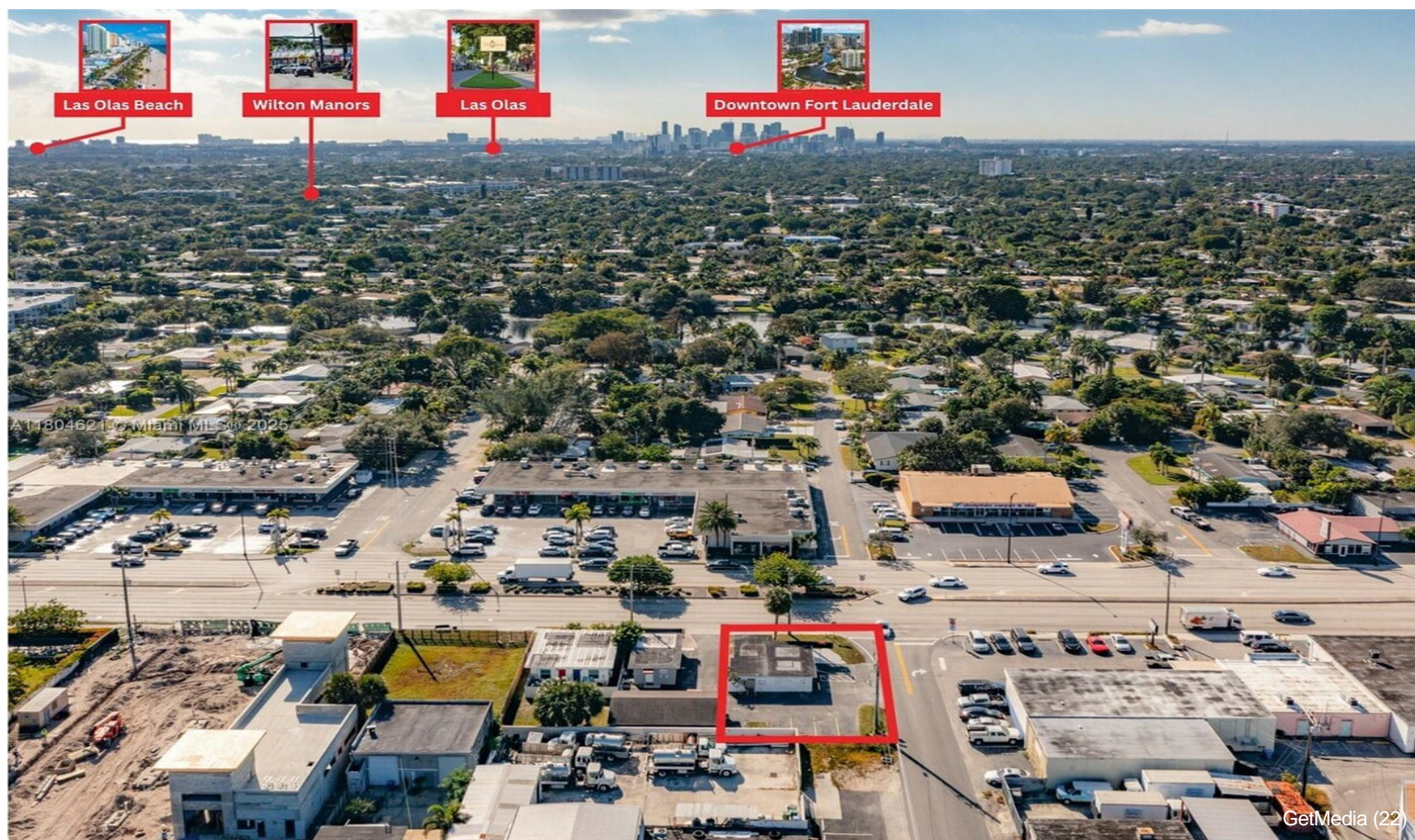
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