

**TURNKEY
OFFICE CONDO**
AVAILABLE FOR SALE

**3020 NE 32ND AVE
OU 38 & 39**

Fort Lauderdale, FL 33308

For Sale By

NATIVE
REALTY®



PROPERTY DESCRIPTION

Rare opportunity to acquire a 918 SF fully built-out office condominium comprising Units OU 38 & OU 39 on the third floor of 3020 NE 32nd Avenue - Tides at Bridgeside Square in Fort Lauderdale. Offered vacant and ready for immediate occupancy, the property presents an excellent opportunity for an owner-user seeking a professional office space in a desirable East Fort Lauderdale location.

The suite features a functional existing buildout and includes four parking spaces. Furniture can also convey with the sale, providing the potential for a streamlined, move-in-ready acquisition.

The property benefits from CB zoning and a convenient location near Fort Lauderdale Beach, Oakland Park Boulevard, A1A, and the surrounding restaurants, retail, residential communities, and amenities of the Galt Ocean Mile area.

This offering provides an attractive opportunity for professional users seeking to establish or expand their presence in one of Fort Lauderdale’s established coastal business districts.

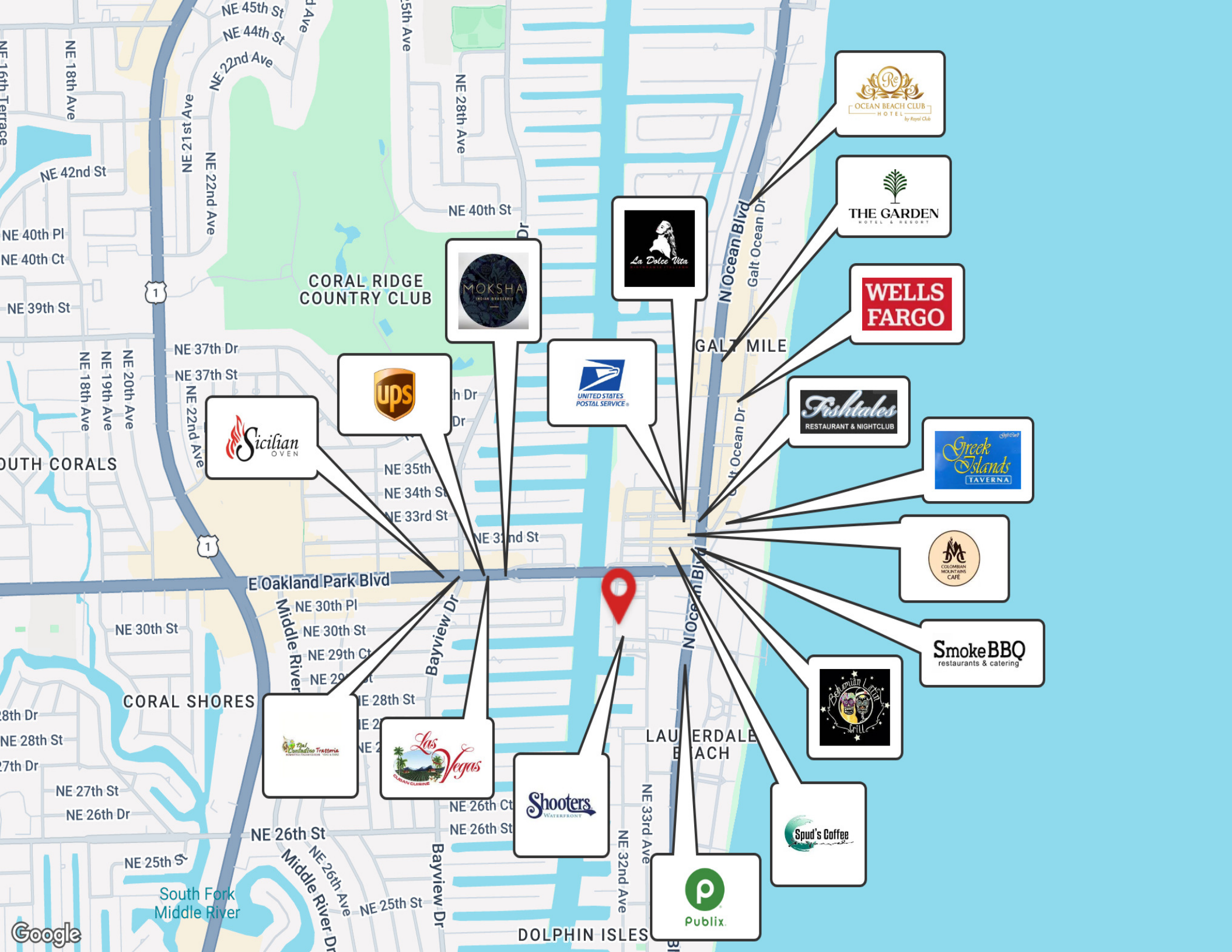
PROPERTY HIGHLIGHTS

- Fully Built-Out Office Space

OFFERING SUMMARY

Sale Price:	\$389,000
Number of Units:	1
Lot Size:	123,512 SF
Building Size:	918 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	607	2,342	6,048
Total Population	1,079	4,021	10,697
Average HH Income	\$153,290	\$155,729	\$169,822



THE GARDEN
HOTEL & RESORT

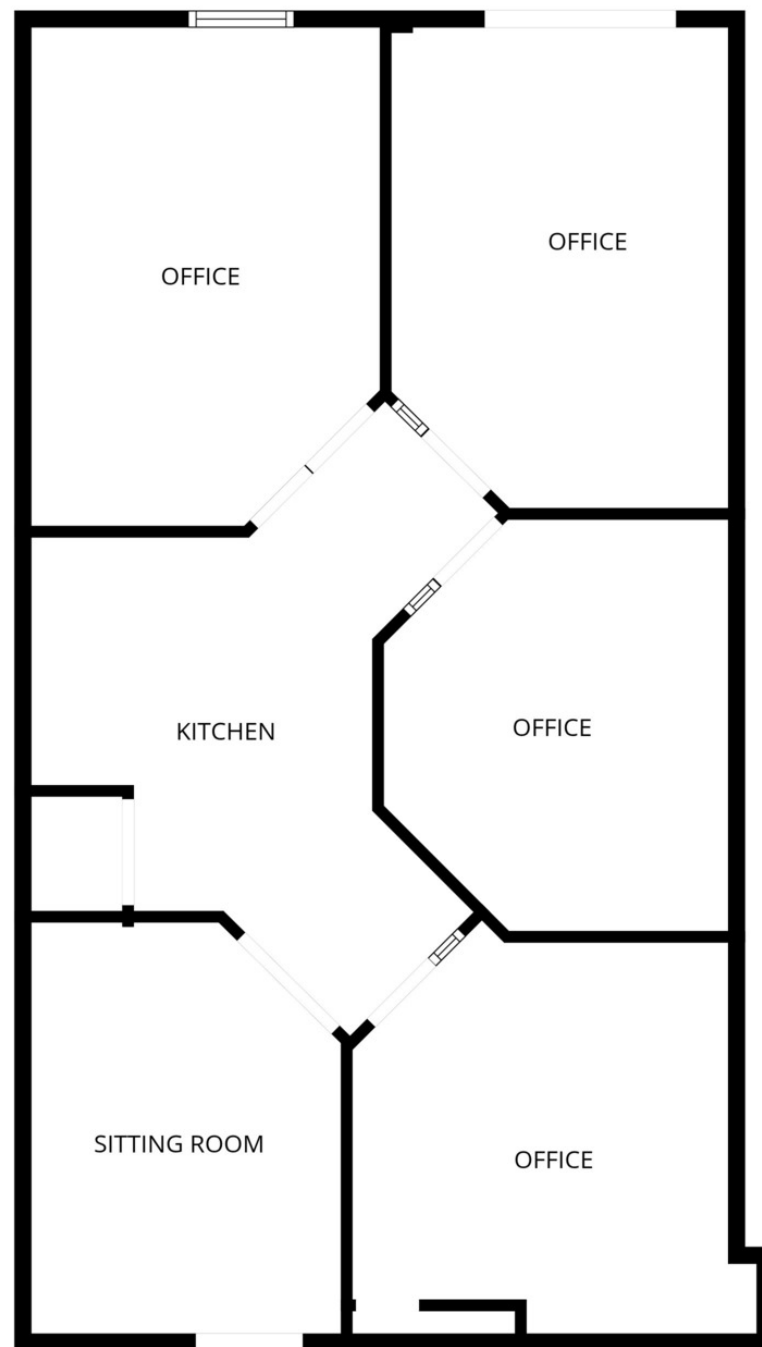
WELLS
FARGO



SmokeBBQ
restaurants & catering



CORAL RIDGE
COUNTRY CLUB



TIDES

AT
BRIDGESIDE SQUARE

Fort Lauderdale
YOUR LANAI & OUTDOOR

Fort Lauderdale Beach
LUXURY CONDOMINIUM RESIDENCES



















NATIVE REALTY®

CONTACT US

NativeRealty.com

954.595.2999

Info@NativeRealty.com

1926 East Sunrise Blvd, Fort Lauderdale, FL 33304