



FOR SALE

**801 N ANDREWS AVENUE
+ 824 NW 1ST AVENUE
FORT LAUDERDALE, FL 33311**

DOWNTOWN COVERED LAND ASSEMBLAGE

STL
COMMERCIAL

OVERVIEW

STL Commercial and Lokation Real Estate Commercial Services have been exclusively retained for the sale of a prime covered land assemblage just outside of Downtown Fort Lauderdale. Totalling 1.63 acres and over 20,000 SF of building, the property was recently rezoned to NWRAC-MU_{ne}, allowing for 120 foot construction and a wide variety of uses including Apartments, Hotel, and/or Retail. There is in-place income on the site as well as the ability to increase it by leasing some of the vacant space, offering a cushion for a hold period before breaking ground. There are also planned developments leading all the way up to the subject site. The site is Live Local (SB102) eligible and located in a Qualified Opportunity Zone.

SITE SUMMARY

LOT SIZE: 71,249 SF (1.63 acres)

COMBINED BLDG SIZE: 20,900 SF

ZONING: NWRAC-MU_{ne}

ALLOWED USES: Multi-Family, Hotel, Retail, Office, Restaurant, Etc.

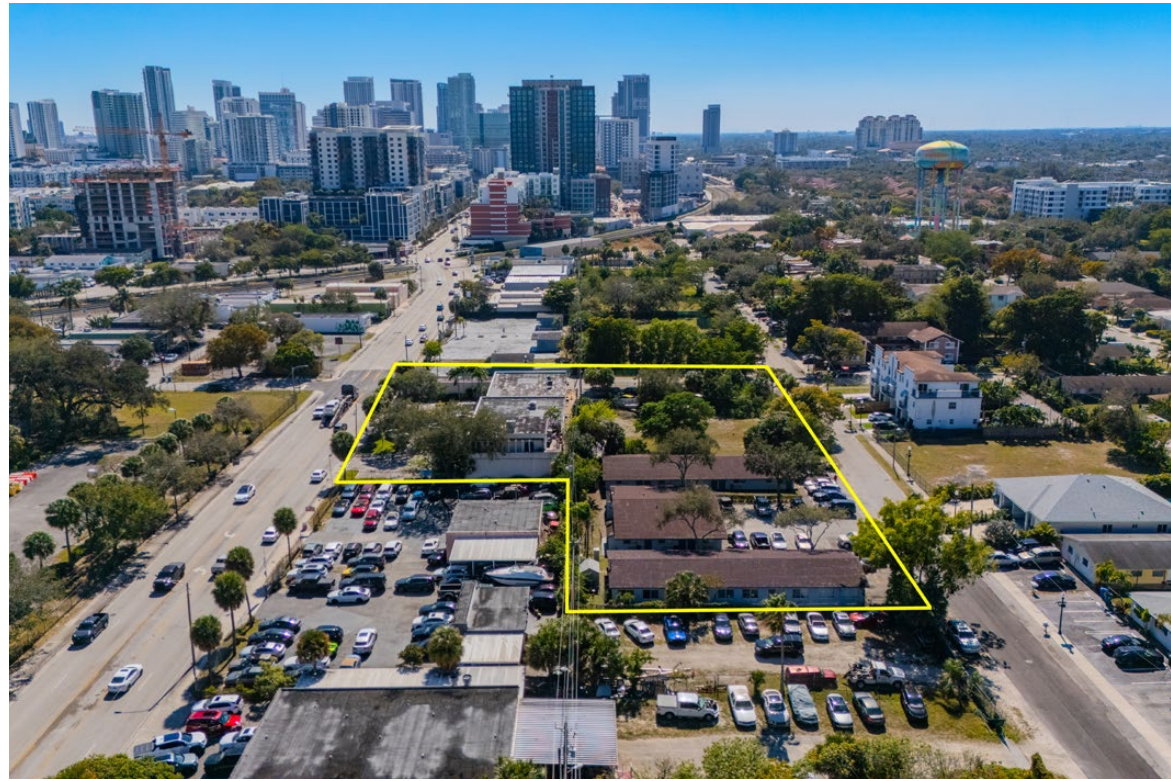
ALLOWED HEIGHT: 120 FT (as of right)*

DENSITY: Uncapped**

ASKING PRICE: \$9,200,000

**Allowed height if using Live Local (SB102), can match tallest building within 1 mile, going beyond the 120 FT limit*

***Subject to site design*



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ALEX TSOULFAS | PRESIDENT | 305.972.7217

BILL HINSON | COMMERCIAL BROKERAGE | 954.609.9642

JULIETTE GRUENER | DIRECTOR OF OPERATIONS | 305.905.1420

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BIRDSEYE VIEW



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PROPERTY 1 - OFFICE & VACANT LAND

**Addresses: 801 N Andrews Avenue,
804, 808, and 812 NW 1st Ave
Fort Lauderdale, FL 33311**

Lot Size: 47,625 SF (1.09 Acres)

Building Size: 12,202 SF

**Projected Income: \$305,000 net
(based on \$25/NNN estimated income)**



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PROPERTY 2 - 16 UNIT MULTIFAMILY

**Addresses: 816, 820, and 824 NW 1st Avenue
Fort Lauderdale, FL 33311**

Lot Size: 23,624 SF (0.54 Acres)

Building Size: 8,698 SF

Current Yearly In-Place Income: +/- \$235,800 gross



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EAST AERIAL VIEW

LAS OLAS

FLAGLER VILLAGE



**901 N FEDERAL (SEARSTOWN)
MEGA MIXED-USE DEVELOPMENT
1,333 UNITS/ 360 HOTEL ROOMS**



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SOUTHEAST AERIAL VIEW



LAS OLAS

DOWNTOWN

FLAGLER VILLAGE



744 N. ANDREWS AVENUE
155 Proposed Units



745 N. ANDREWS AVENUE
215 Approved Units

859 Units
Under Construction

167 Approved Units

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SOUTH AERIAL VIEW



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COMPARABLE SALES

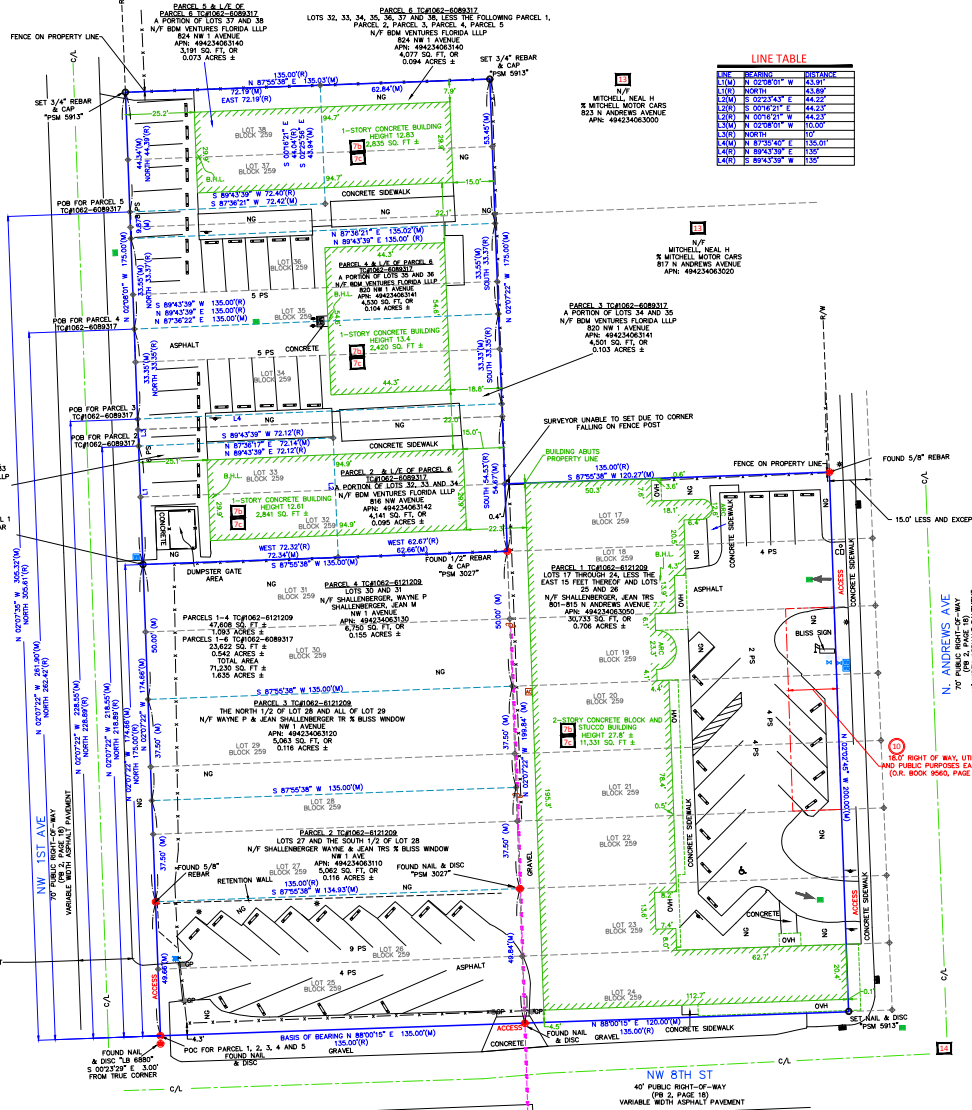
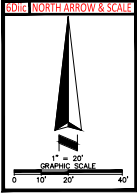
COMPARABLE SALES TO PROPERTY LOCATED AT 801-815 N Andrews Ave and 816-824 NW 1 AVE, Fort Lauderdale, FL 33311 May 6, 2024- May 6, 2026							
Property Address	Sale Date	Land SF	Price Per SF (LAND)	Building SF	Price Per SF (BLDG)	Sale Price	Zoning
701 N ANDREWS AVE	03/18/2026	10,920	\$234	5,168	\$493	\$2,550,000	NWRAC-MUe
400, 416, 424 N ANDREWS AVE	03/20/2026	28,125	\$204	16,219	\$353	\$5,730,000	RAC-UV
200 N FEDERAL HWY	09/15/2025	15,789	\$168	0	-	\$2,655,000	RAC-EMU
911-913 NE 4 AVE	04/17/2025	20,188	\$166	6,908	\$485	\$3,350,000	NWRAC-MUe
200 E SUNRISE BLVD	12/03/2025	93,878	\$138	27,226	\$477	\$13,000,000	NWRAC-MUe
723 NW 3 ST	07/23/2024	36,979	\$115	0	-	\$4,250,000	NWRAC-MUw
720 NW 4 ST & 721 NW 3 ST	07/12/2024	21,750	\$100	0	-	\$2,175,000	NWRAC-MUw
TOTALS:		227,629		55,521		\$33,710,000	
WEIGHTED AVERAGE:			\$148		\$444		
SUBJECT PROPERTY							
801-815 N ANDREWS AVE		30,749		12,202			NWRAC-MUe
Folio: 494234063110		5,063		0			NWRAC-MUe
Folio: 494234063120		5,063		0			NWRAC-MUe
Folio: 494234063130		6,750		0			NWRAC-MUe
816 NW 1 AVE		7,275		3,007			NWRAC-MUe
820 NW 1 AVE		9,006		2,684			NWRAC-MUe
824 NW 1 AVE		7,343		3,007			NWRAC-MUe
Totals:		71,249		20,900			
ESTIMATION OF SUBJECT SITE VALUE							
Criteria	Estimated Site Value						
Based on average of all sales (on land)	\$10,551,396						

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LINE TABLE

LINE	BEARING	DISTANCE
1	N 87°50'21" W	43.33'
2	N 02°23'21" E	44.33'
3	N 02°23'21" E	44.33'
4	N 87°50'21" W	44.33'
5	N 87°50'21" W	44.33'
6	N 87°50'21" W	44.33'
7	N 87°50'21" W	44.33'
8	N 87°50'21" W	44.33'
9	N 87°50'21" W	44.33'
10	N 87°50'21" W	44.33'
11	N 87°50'21" W	44.33'
12	N 87°50'21" W	44.33'
13	N 87°50'21" W	44.33'
14	N 87°50'21" W	44.33'
15	N 87°50'21" W	44.33'
16	N 87°50'21" W	44.33'
17	N 87°50'21" W	44.33'
18	N 87°50'21" W	44.33'
19	N 87°50'21" W	44.33'
20	N 87°50'21" W	44.33'

BDIM LEGEND AND ABBREVIATIONS

●	FOUND MONUMENT AS NOTED	○	RIGHT-OF-WAY
○	SET MONUMENT AS NOTED	C/A	CENTER LINE
⊕	GATE POST	PS	PARKING SPACE
⊖	FLAGPOLE	B/H/L	BUILDING HEIGHT LOCATION
⊙	CURB INLET	(M)	MEASURED/CALCULATED DIMENSION
⊙	CLEANOUT	(D)	RECORD DIMENSION
⊙	DRAIN GRATE	N/O	NOW OR FORMERLY
⊙	AIR CONDITIONING UNIT	NG	NATURAL GROUND
⊙	COMPUTED POINT	SQ.FT.	SQUARE FEET
⊙	BOX	TC#	TITLE COMMITMENT NUMBER
⊙	HANDICAP PARKING	POC	POINT OF COMMENCEMENT
⊙	CURB STOP	POB	POINT OF BEGINNING
⊙	LIGHT	—	FENCE
⊙	FIRE HYDRANT	—	OVERHEAD POWER
⊙	WATER VALVE	—	RIGHT-OF-WAY LINE
⊙	WATER METER	—	CENTER LINE
⊙	POWER POLE	—	BOUNDARY LINE
⊙	MAIL BOX	—	EASEMENT LINE
⊙	BOLLARD	—	PARCEL LINE
⊙		—	NO PARKING AREA
⊙		→	PARKING ARROW (STRAIGHT)

BDIM SURVEYOR'S NOTES
 5. RECORD DIMENSIONS OF LOTS IN BLOCK 259 OF PROGRESS AVE 20' X 120' AS SHOWN ON PLAT BOOK 2, PAGE 1A.

ALTAIR SURVEYING & MAPPING, INC.
 801 N. ANDREWS AVENUE
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 BROWARD COUNTY



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