

PROPERTY DETAILS

- Strategically located with convenient access to major thoroughfares
- Approved shovel-ready for 19 townhouses with 2-car garages and luxury finishes - +/- 2,400 SF -3 story - 3 BR/ 2 BA units
- Close proximity to 17th Street Causeway retail and restaurants, the Fort Lauderdale Beach and downtown Fort Lauderdale/Las Olas area
- Nearby new construction townhouses selling in the \$1.2 to \$1.3 million range
- \$236,842 per unit land cost
- Common pool and amenity area

ABOUT PROPERTY



PRICE
\$4,500,000



READY TO BUILD
Approved Plans



AVAILABLE SF
38,455 land size



NEAR FEDERAL & 17TH STREET
Quickly get to Airport and Downtown



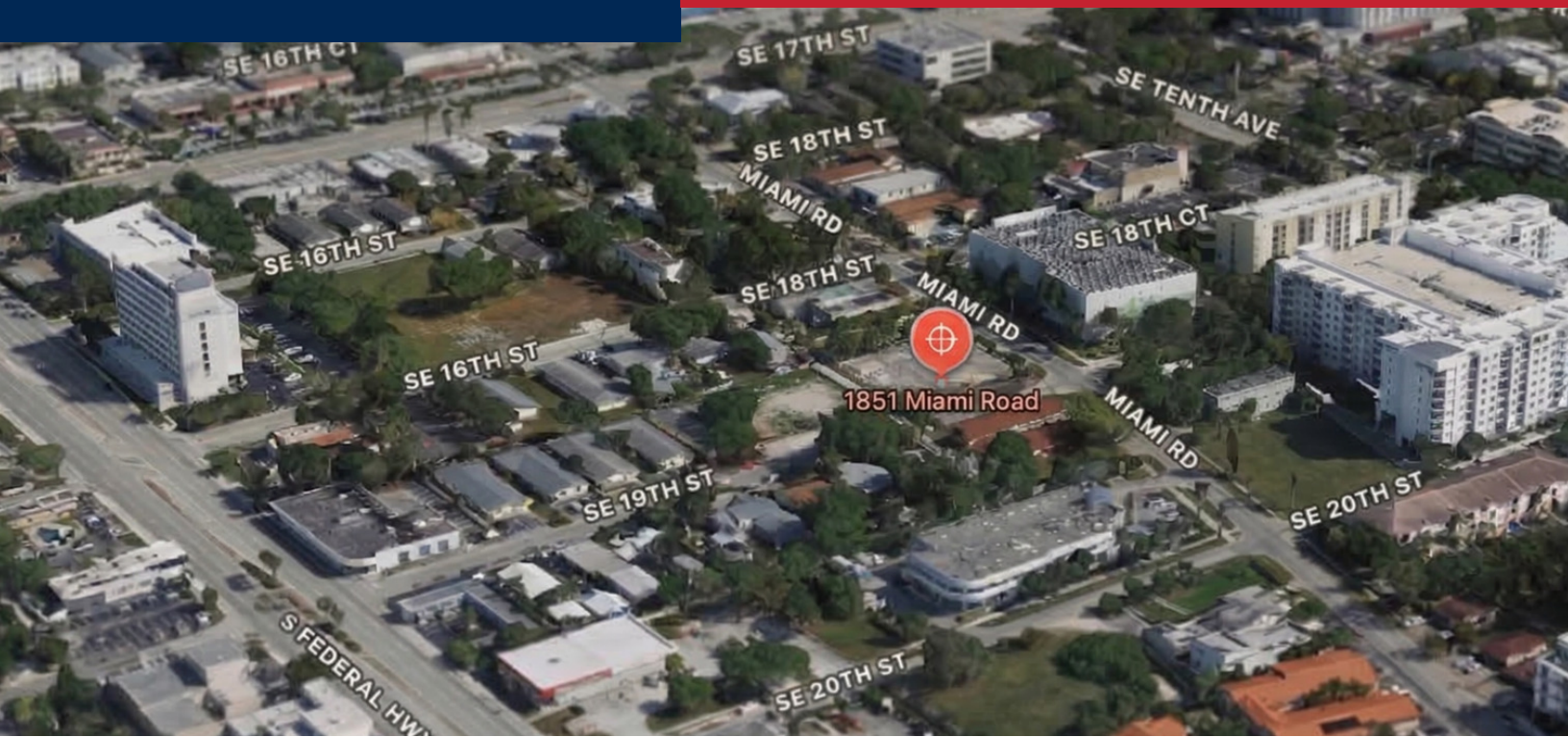
LOCATION
17th Street Causeway Area

For more information:

Steve Hyatt
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PROPERTY DESCRIPTION

Prime shovel -ready development opportunity in SE Fort Lauderdale area just south of 17th Street Causeway. Ready to build immediately 19 townhouses -fully site plan approved with construction docs completed. Immediate area undergoing redevelopment of new residential, retail and hotels. The Fort Lauderdale Beach and downtown Fort Lauderdale are less than 3 miles away. The upscale residential area of Rio Vista, Lauderdale Harbors and Harbor Beach are in close proximity. Near Publix, Whole Foods, and other multiple upscale restaurants and retail establishments .

OFFERING SUMMARY

Sale Price:	\$4,500,000
Lot Size:	0.88 Acres

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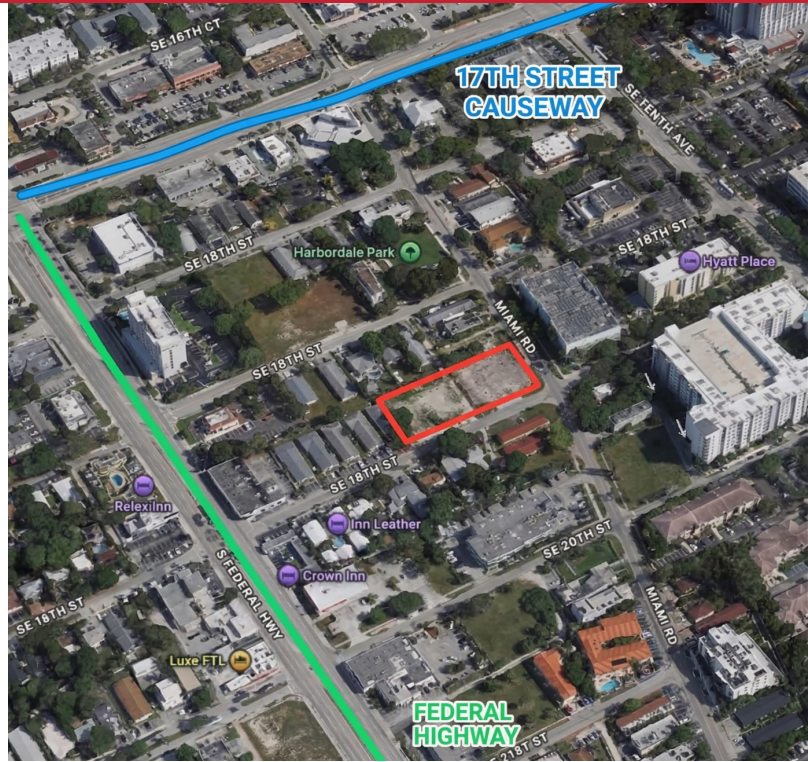
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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



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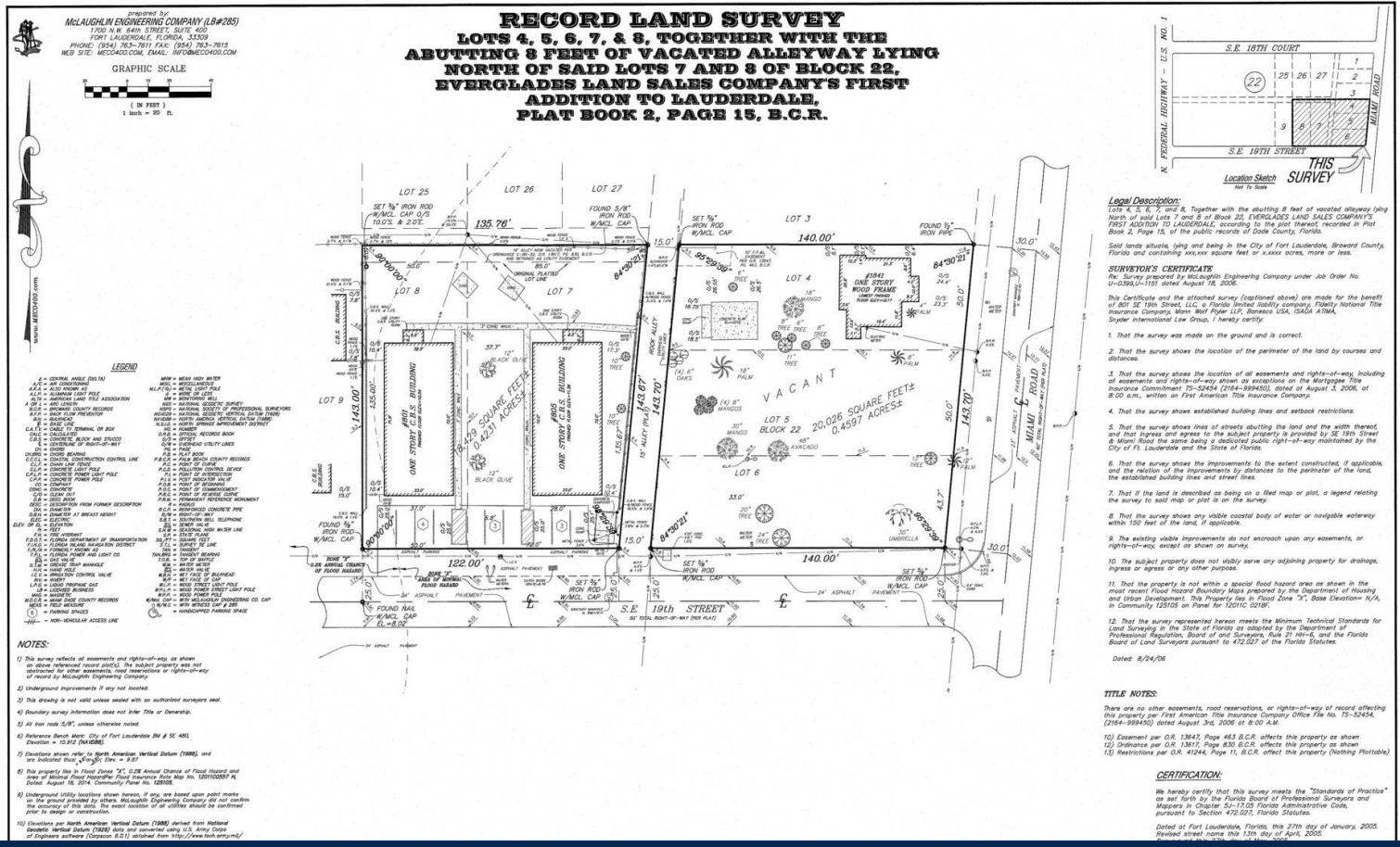
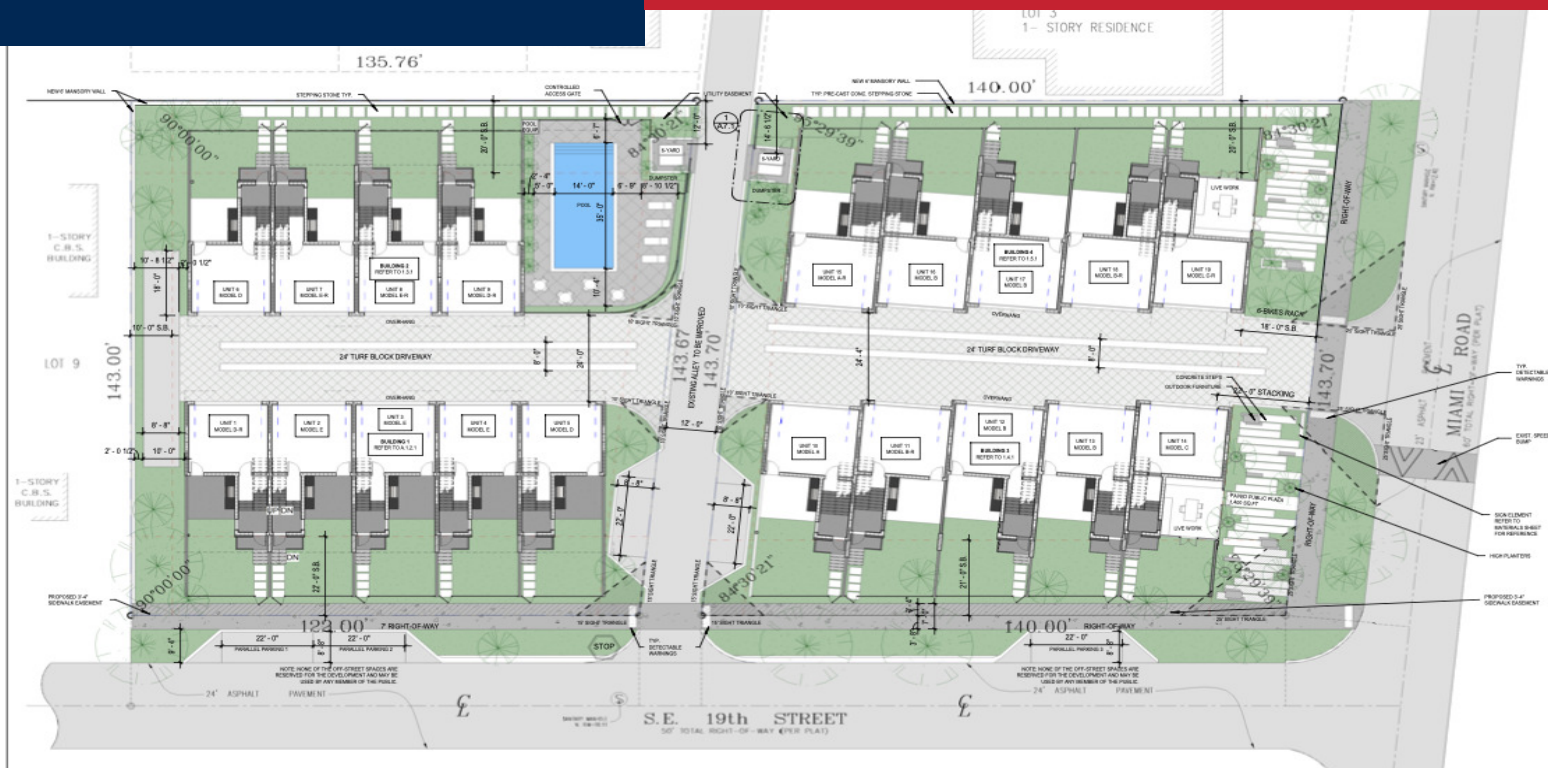
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FEATURE	DISTANCE
Wholefoods	4 Minute Drive / 0.6 Miles
Publix	4 Minute Drive / 0.7 Miles
Airport	7 Minute Drive / 2.7 Miles
Beach	8 Minute Drive / 2.8 miles
Premium Dining	4 Minute Drive / 0/8 Miles



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