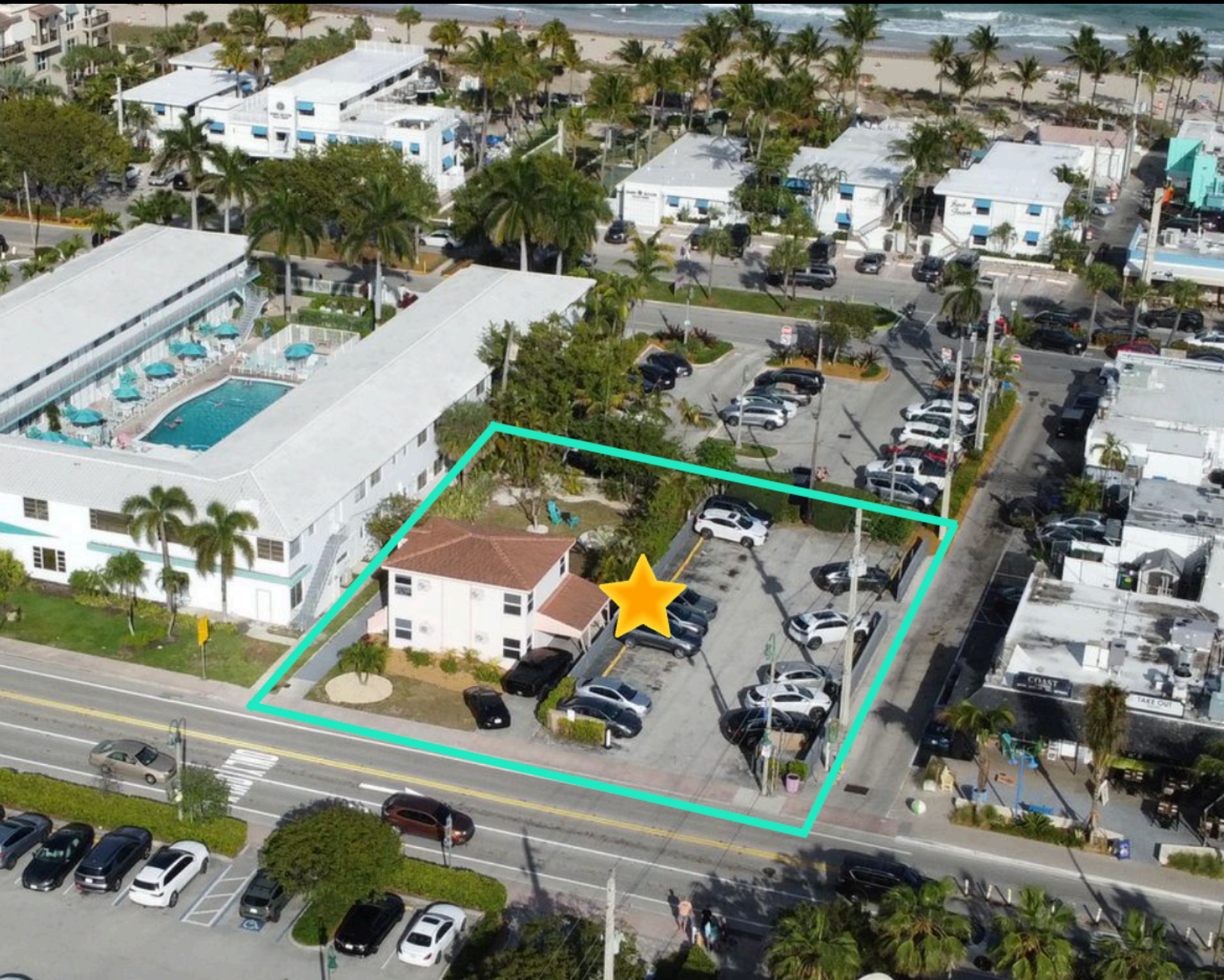


COMPASS COMMERCIAL



INCOME PRODUCING TROPHY DEVELOPMENT OPPORTUNITY

Great Cashflow Income To Cover During Permitting!

Rich DeGirolamo
Compass Commercial
954.372.5415
rich.degirolamo@compass.com

Santiago Acevedo
Compass Commercial
santiago.acevedo@compass.com

THE OFFERING

PRICE: \$3,800,000

ADDRESS: 4412 N Ocean Dr. Lauderdale By The Sea

PROPERTY ID(s): 494318011030 & 494318011040

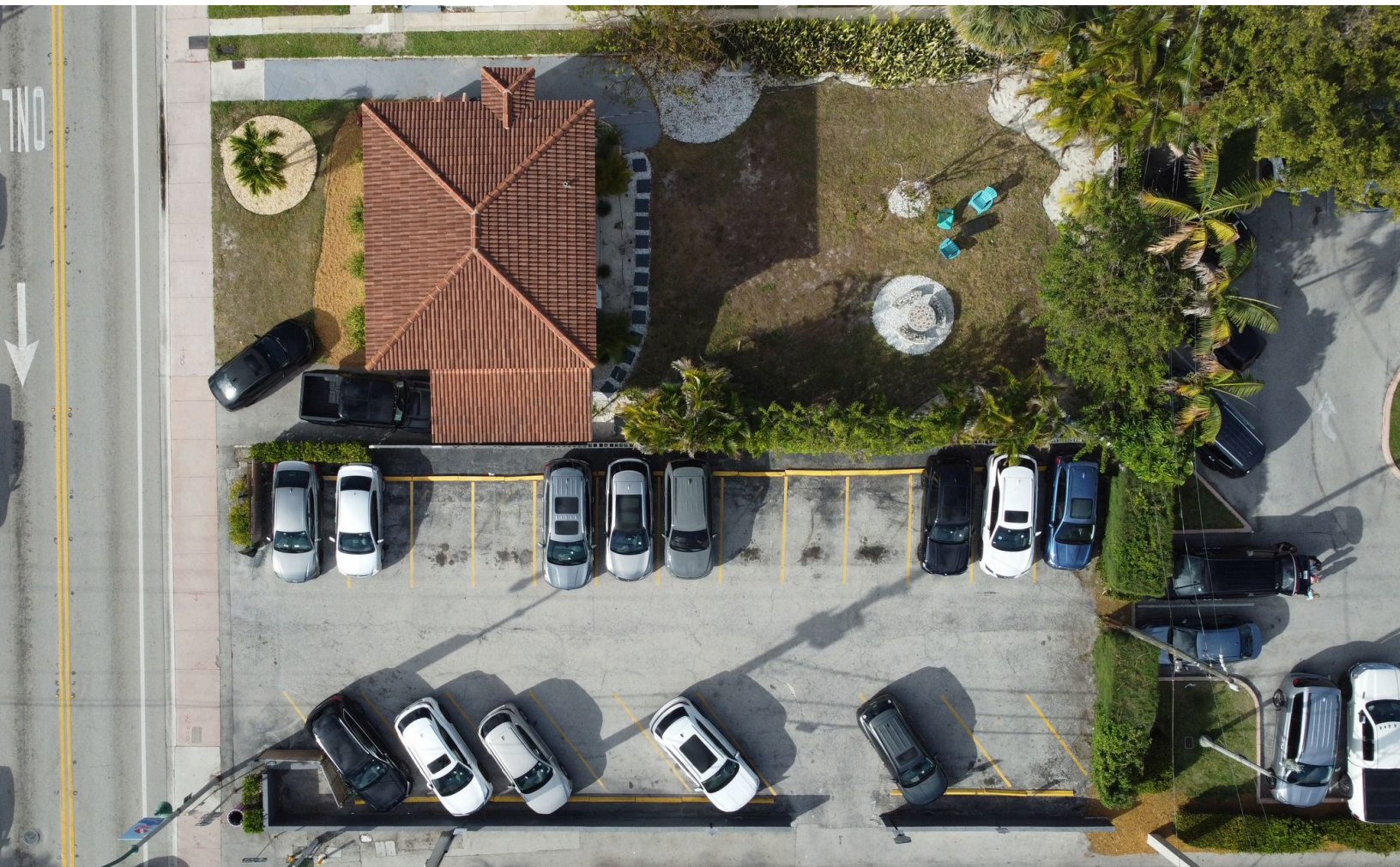
LAND AC: ± 11,498 SF (± 0.26 Acres)

ZONING: RM-25 - Residence, Apartments, Hotels, Etc

CURRENT NET INCOME (AVG. \$20k Per Month):

Vacation Rentals - Vacant In Beautiful Rentable Condition

Parking Lot - Lease Exp Q3 2027 @ \$14k NNN



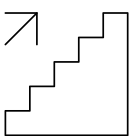
THE OPPORTUNITY

Trophy Location

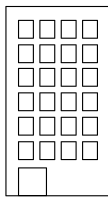
The property is located in the highly sought after community one block from the iconic Lauderdale By The Sea Anglin's Square just steps from the Beach Pier. The area is filled with retail, educational, marine, and tourist industries.

Ideal Zoning

Flexible and aggressive zoning allows for construction of a variety of projects, from high end market rate hospitality, to luxury condos or townhomes, encompassing up to 25 du/acre, allowing for the development of up to 30+ feet, with great lot coverage.



30+ Feet



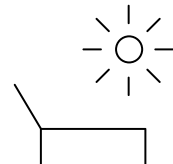
25 Units per Acre



± 11,498 SF (0.26 AC) development site

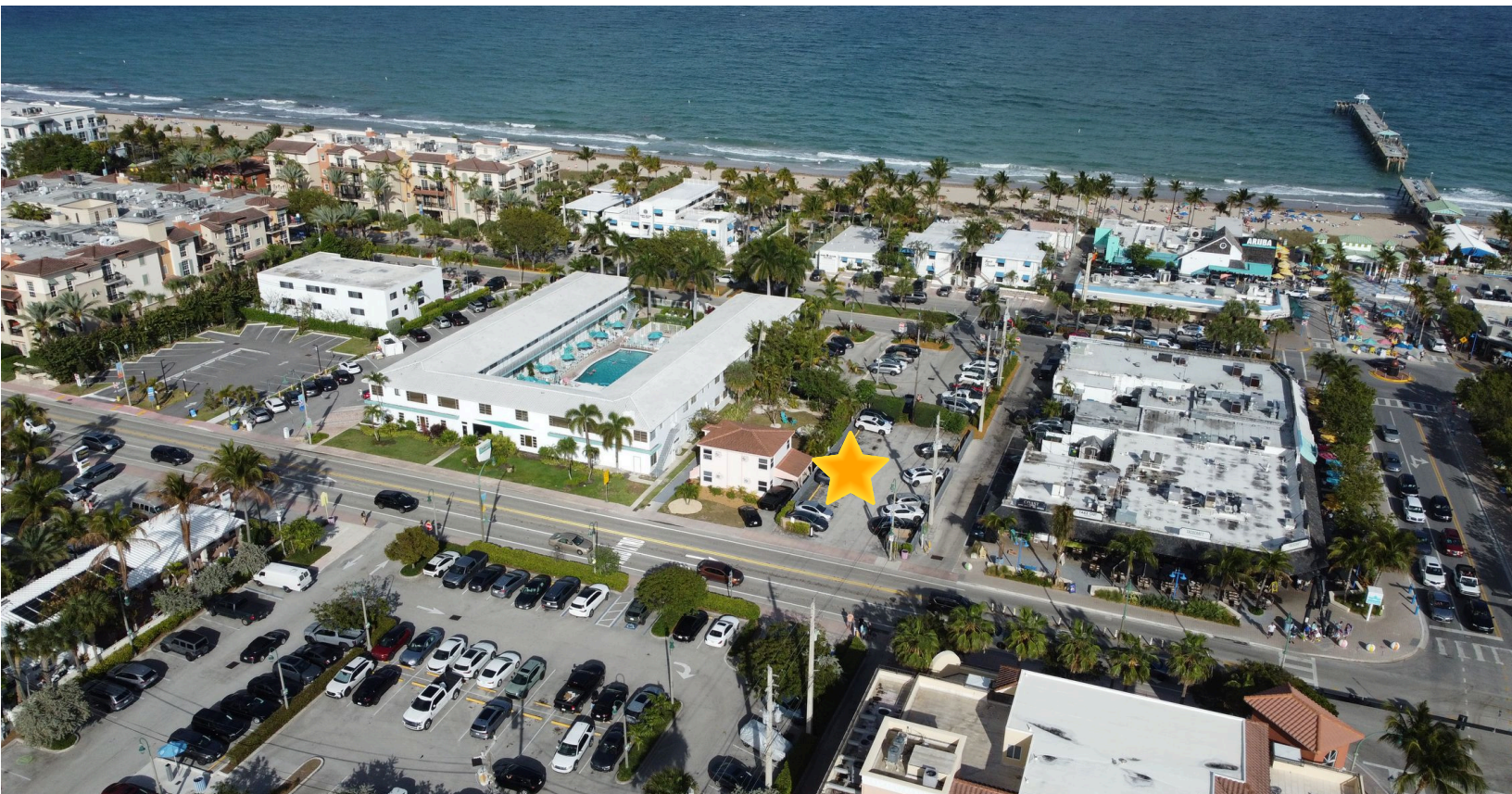


Multifamily, Condominiums, Townhomes, Hospitality



Steps from inter-coastal, Beach, various amenities

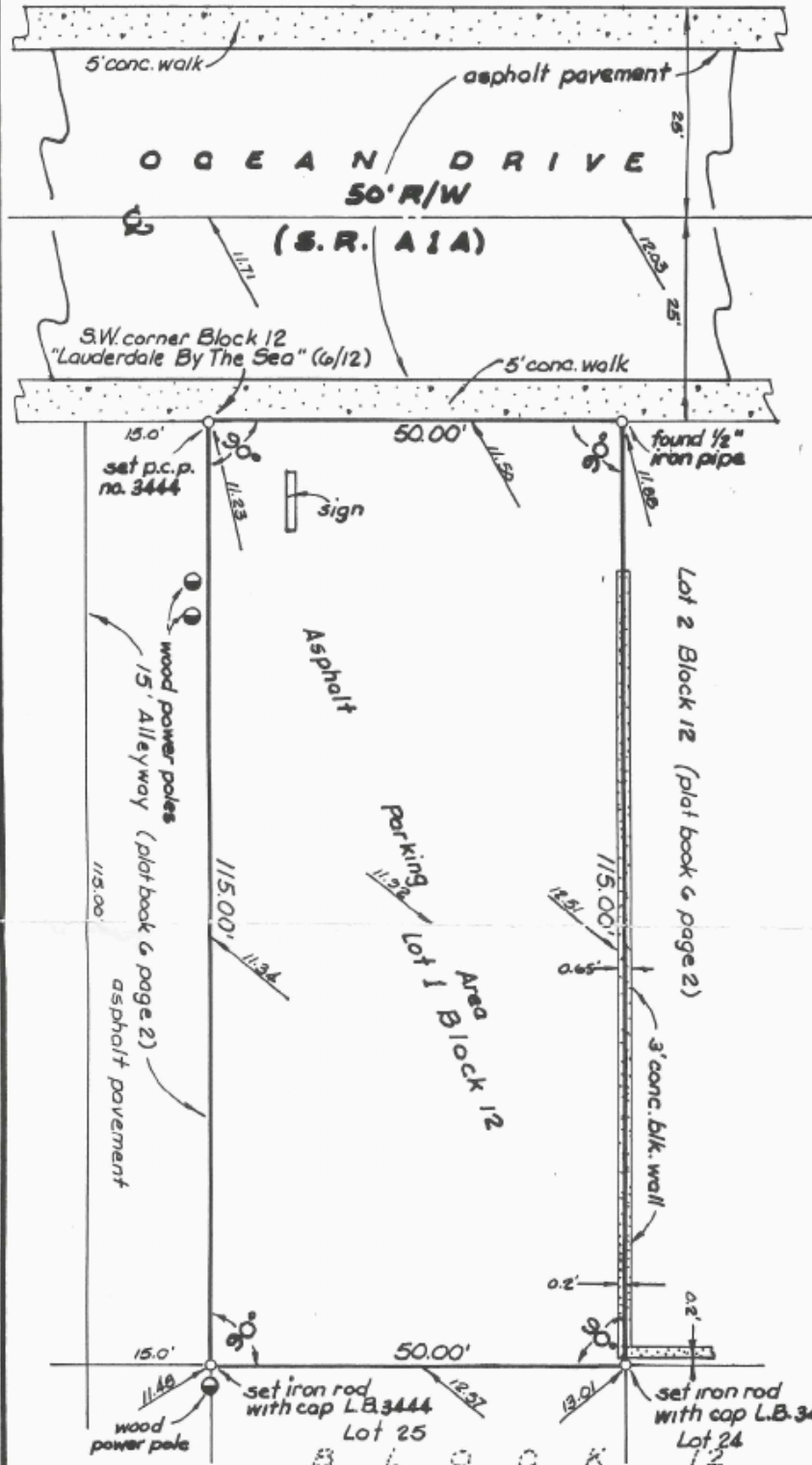
THE PROPERTY



THE SURVEY

LEGAL DESCRIPTION

LOT 1, BLOCK 12; "LAUDERDALE BY THE SEA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



SURVEYOR'S NOTES

1. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
2. ANGLES SHOWN HEREON ARE RELATIVE TO THE RECORD PLAT OF LAUDERDALE BY THE SEA, P.B. 6/2 BCPR.
3. SOURCE OF INFORMATION FOR THIS SURVEY IS THE RECORD PLAT OF LAUDERDALE BY THE SEA, P.B. 6/2 BCPR.
4. ELEVATIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF AND ARE RELATIVE TO N.G.V. DATUM.
5. BENCHMARK REFERENCE: BROWARD COUNTY WATER MANAGEMENT DISTRICT B.M. NO. 508G & 514G.

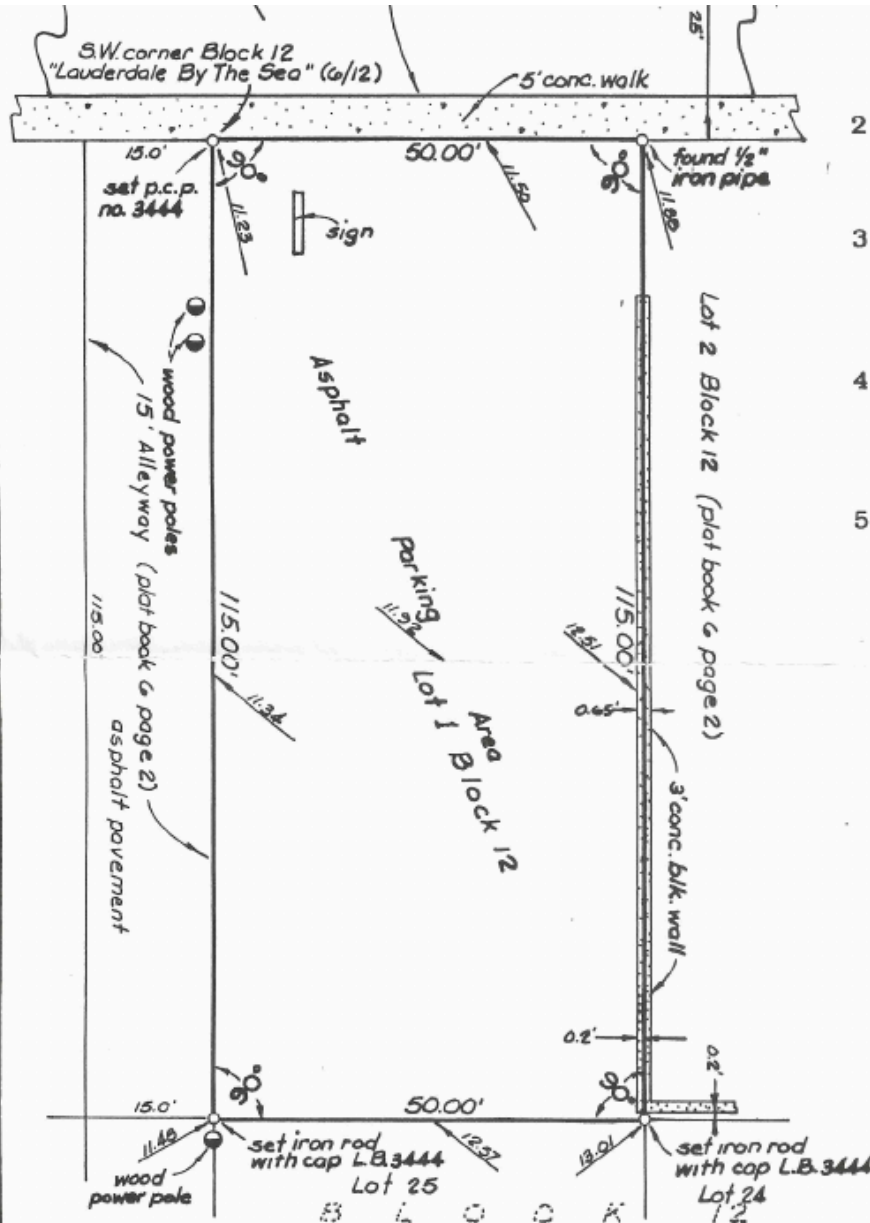
NOTE: THIS DRAWING IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL

CLIENT: MR. & MRS. TRENT

TITLE: BOUNDARY SURVEY WITH ELEVATIONS

DATE	REVISIONS	F.B./PG.

THE SURVEY



- CORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
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CLIENT: MR. & MRS. TRENT	DATE	REVISIONS	F.B./PG.
TITLE: BOUNDARY SURVEY WITH ELEVATIONS			

CERTIFICATION: I HEREBY CERTIFY THAT THE HEREIN DESCRIBED sketch of Land Survey IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA (CHAPTER 21HH-6FAC.) PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF FIELD SURVEY June 16, 1988
Harold E. Hardman
 HAROLD E. HARDMAN, P.L.S.
 FLORIDA REGISTRATION NO. 3710

Ralph B. Denuzzio & Associates, Inc. Consulting Engineers, Planners, Surveyors

10001 WEST OAKLAND PARK BOULEVARD
 FT. LAUDERDALE, FLORIDA 33351
 (305) 748-3885

JOB NO: 88030
 FB: 294 PG: 38
 SCALE: 1" = 20'
 DWG. DATE: 6-21-88
 DWN. BY: C.E.R.
 SHEET: 1 OF 1

“RELAX.. YOU’RE HERE”



Nestled along South Florida’s desirable Gold Coast, Lauderdale-by-the-Sea is one of the region’s most charming and sought-after coastal communities, known for its walkable village atmosphere, pristine beaches, and vibrant dining and entertainment scene. Located just minutes from Fort Lauderdale and the Las Olas district, the town offers a rare combination of small-town beachfront character and access to the amenities of a major metropolitan area.

With approximately 2.5 miles of beachfront, a unique near-shore coral reef system, and a lively downtown centered around Anglin’s Square, Lauderdale-by-the-Sea attracts year-round visitors, seasonal residents, and luxury homebuyers seeking a relaxed coastal lifestyle. Its low-rise planning philosophy, limited developable land, and strong tourism economy continue to support rising real estate values, making it an exceptional location for new luxury development.



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TROPHY DEVELOPMENT OPPORTUNITY

For Further Information Please Contact Our Team

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Confidentiality Disclaimer

This is a confidential report on the subject property intended for your sole use to determine if you wish to express further interest in the subject property.

The confidential report contains brief information about the property offered for sale. It is subject to changes that can appear at any time, and will replace all previously reported information. This report contains estimates, projections and information about the property, and the members, directors, executives, managers and employees related to the property or Compass Commercial do not assume any responsibility for the information contained in this report, for the accuracy and its effects, to notify any changes on the information or this report, or for any decisions based on the information contained herein.

All data on the property is provided for information purposes. Compass Commercial encourages the recipients of this report to thoroughly review and independently verify to recipient own satisfaction that the data provided are substantially representative of the property and can be realized upon when considering any interest of said property. Recipient of this report acknowledges that he has been advised to seek the independent counsel of an attorney and/or an accountant to verify the information on the property and to examine any and all applicable documentation relevant to the transaction.

The information contained in this report is confidential. The recipient agrees that they will not disclose any of the contents contained in this report without prior authorization from Joshua Kaufman and Jose Nicholas at Compass Commercial.

Any information provided was obtained from sources deemed reliable but must be verified at buyer's discretion.

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