



TURN-KEY OFFICE CONDO

5220 S. UNIVERSITY DRIVE, SUITE C109
DAVIE, FL 33328

FOR SALE

THE ALPHA
COMMERCIAL

THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS®

742 NE 79th Street, Miami, FL 33138

🌐 www.thealphacomm.com

📱 [thealphacommercial](https://www.instagram.com/thealphacommercial)

Headquartered in Miami's Little River district, The Alpha Commercial is a results-driven brokerage built for what's next. Focused on systematic deal-making in transitional core neighborhoods, we bring structure, speed, and clarity to every transaction.

Our mission is to gamify the real estate process, creating a platform that energizes agents, engages clients, and drives real results.



THE LISTING TEAM

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THE ALPHA COMMERCIAL ADVISORS® PROUDLY PRESENTS A TURN-KEY OFFICE CONDO OPPORTUNITY IN THE HEART OF DAVIE'S PROFESSIONAL CORRIDOR...

This vacant and move-in ready suite offers functional layout for any operation including two private offices with tons of natural light, in addition to partitioned entry, kitchenette, and en-suite restroom. Thoughtfully updated with new window treatments and flooring, this is an ideal setup for an owner-user or investor looking to plant roots or cash-flow from rental income without the burden of build-out costs.

Positioned on the ground-level of well-maintained corporate office center, the unit sits alongside an established mix of CPAs, attorneys, and small-business owners, placing any buyer in good company within a professional, credibility-driven environment, with ample shared parking for staff and clients alike. The office park sits along the high-traffic S. University Drive corridor between Stirling & Griffin Road, benefiting from strong visibility and easy accessibility with several universities and the Seminole Hard Rock Hotel & Casino just minutes away.

OFFERING SUMMARY

**5220 S. UNIVERSITY DRIVE
SUITE C109
DAVIE, 33328**

Neighborhood:	Davie
Asset Type:	Office (Condo)
Bldg Area:	743 SF
Zoning:	B-3 Planned Business Center (B-3) District
Year Built:	2005
Parking:	Shared
Allowable Uses:	Office
Traffic Count:	50,000 AADT

Building Recertification: Yes

Asking Price: \$398,000

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INVESTMENT HIGHLIGHTS

- **Ownership Advantage:** An attractive alternative to leasing, allowing business owners to build long-term equity as an investment-friendly alternative to leasing.
- **Immediate Occupancy or Income Potential:** Delivered completely vacant and move-in ready, allowing an owner-user to occupy immediately or an investor to begin marketing for lease without renovation delays.
- **Functional, Turn-Key Design:** Efficient floorplan featuring two private offices, reception area, kitchenette, private restroom, impact windows and doors, and updated finishes throughout for immediate occupancy with minimal upfront capital investment.
- **Established Professional Office Park:** Located within an established office community occupied by attorneys, CPAs, financial professionals, and other service-based businesses that reinforce a polished, client-facing environment.
- **High-Visibility Location:** Strong drive-by exposure, minutes from universities and Seminole Hard Rock Hotel & Casino, with ample shared parking.

INTERIOR PHOTOS



EXTERIOR PHOTOS



EAST VIEW



**FORT LAUDERDALE-HOLLYWOOD
INTERNATIONAL AIRPORT**
BROWARD COUNTY, FLORIDA

DANIA  POINTE



▶ **12.8 MILES**
DOWNTOWN FORT LAUDERDALE



HOLLYWOOD

DAVIE



◀ **S. UNIVERSITY DR** 50,000 AADT ▶

SOUTH VIEW



CVS

tropical CAFE

Chick-fil-A

Jersey Mike's

Pollo Tropical

ROSS DRESS FOR LESS

PANDA EXPRESS

7 ELEVEN

Memorial Hospital Pembroke

FIRST WATCH

BURGER KING

Denny's

metro by T Mobile

STIRLING RD 32,000 AADT

Public Storage

ExtraSpaceStorage



SUBJECT PROPERTY

S. UNIVERSITY DR 50,000 AADT

NORTH VIEW



NSU Florida



Walmart



Publix



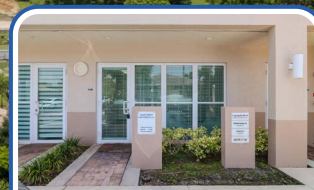
FLORIDA ATLANTIC UNIVERSITY

GRiffin RD 37,500 AADT



SHALIMAR
at Davie

S. UNIVERSITY DR 50,000 AADT



SUBJECT PROPERTY



SOUTHWEST RANCHES

COOPER CITY

WESTON

 PIONEER MIDDLE SCHOOL

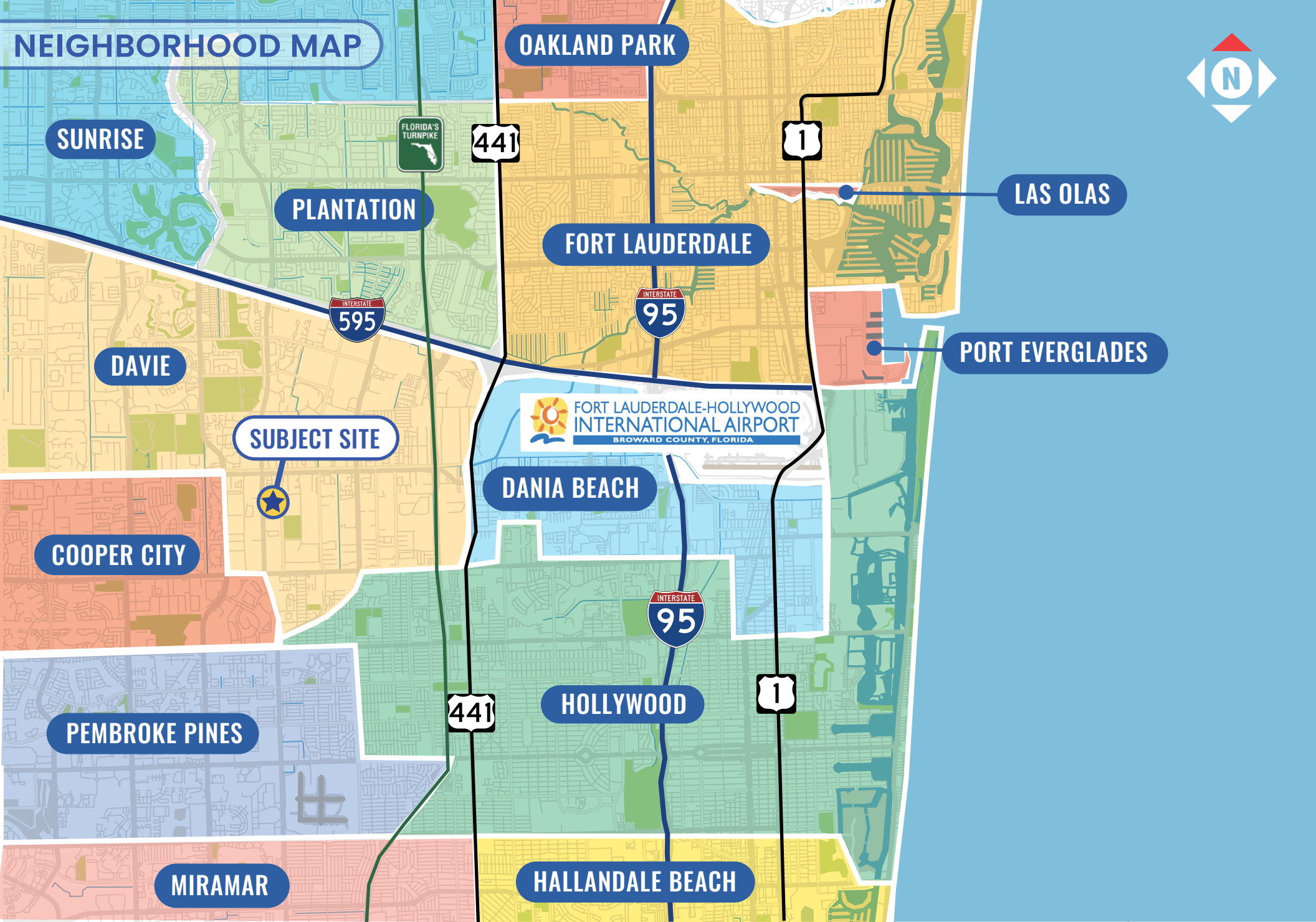


DUNKIN'

« S. UNIVERSITY DR 50,000 AADT »



NEIGHBORHOOD MAP





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