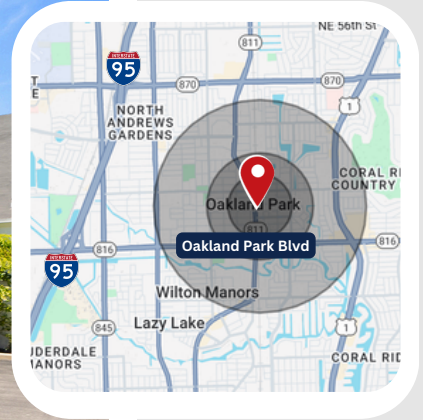


# DOWNTOWN OP FOR SALE



Miles 0.3 0.5 1.0

## DOWNTOWN RETAIL/OFFICE OPPORTUNITY

📍 3655 N Dixie Hwy, Oakland Park FL 33334

### PROPERTY DESCRIPTION

Well-maintained mixed-use commercial property featuring a long-standing convenience store and a beautifully built-out, 1,100 SF office suite. The office space offers a turnkey opportunity for an owner-user or tenant, while the retail component provides established income. Featuring excellent frontage on N Dixie Highway, ample parking, and flexible use potential. The property is ideal for investors or owner-users seeking a presence in Downtown Oakland Park.

### EXECUTIVE SUMMARY

Property Type	Retail/Office
Pricing Guidance	\$1,300,000
Property Size	2,765 SF
Parking Spaces	Ample Parking
Zoning	DCW

### HIGHLIGHTS

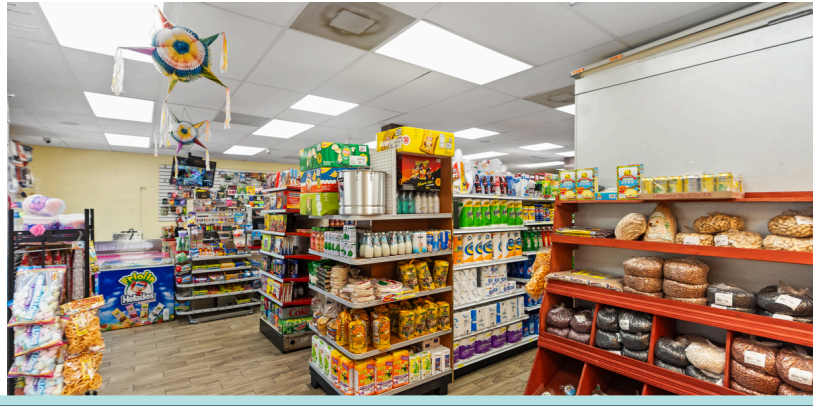
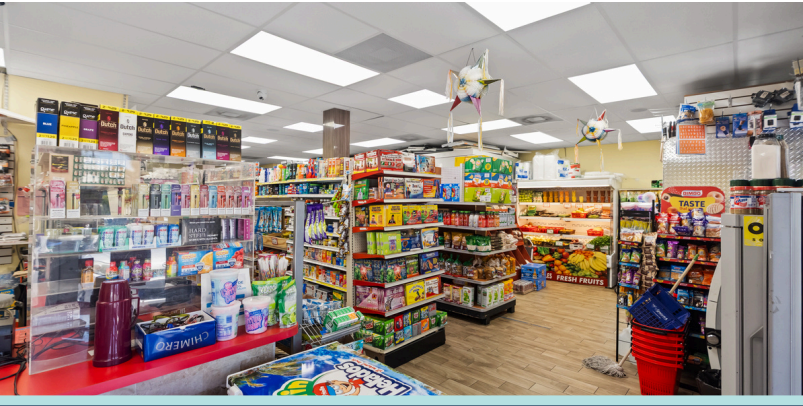
- Prime Downtown Oakland Park location
- Excellent visibility on N Dixie Highway (US-1)
- Mixed-use retail and office configuration
- Turnkey built-out office space available
- Ample on-site parking
- Owner-user and investment potential with existing income stream
- Proximity to Landmarks: Directly across from the brand-new Sky Building, near The Funky Buddha Brewery and Oakland Park City Hall.



# DOWNTOWN OP FOR SALE



3655 N Dixie Hwy,  
Oakland Park FL 33334



**WILLIAM BONOMO &  
PAUL JULIAN**

3101 N Federal Hwy, Ste 502  
Fort Lauderdale, FL 33306  
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*\*\*EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.*



# DOWNTOWN OP FOR SALE



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## Retail Map

**OAKLAND PARK BLVD. (40,000 VPD)**

**COMMUTE DETAILS**

Oakland Park Blvd.	2 min.	0.5 miles
Federal Hwy (US1)	3 min.	0.9 miles
Ocean Blvd (A1A)	7 min.	2.4 miles
I-95	6 min.	2.1 miles

**OAKLAND PARK BLVD. (40,000 VPD)**

**N DIXIE HWY (31,500 VPD)**

**136 Units**

**OAKLAND PARK BLVD. (40,000 VPD)**

**DOWNTOWN OAKLAND PARK**

**Jaco Pastorius Park**

**OAKLAND PARK BLVD. (40,000 VPD)**

**DOWNTOWN OAKLAND PARK**

**Ethel M. Gordon Library**

**OAKLAND PARK BLVD. (40,000 VPD)**

**DOWNTOWN OAKLAND PARK**

**FUNKY BUDDHA**



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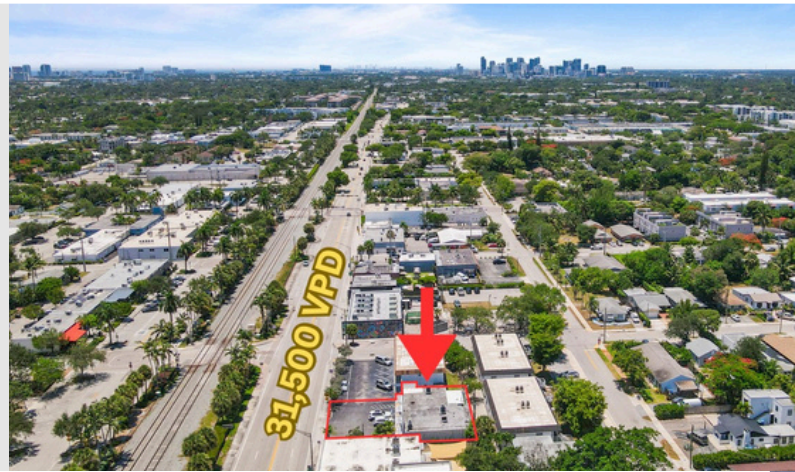
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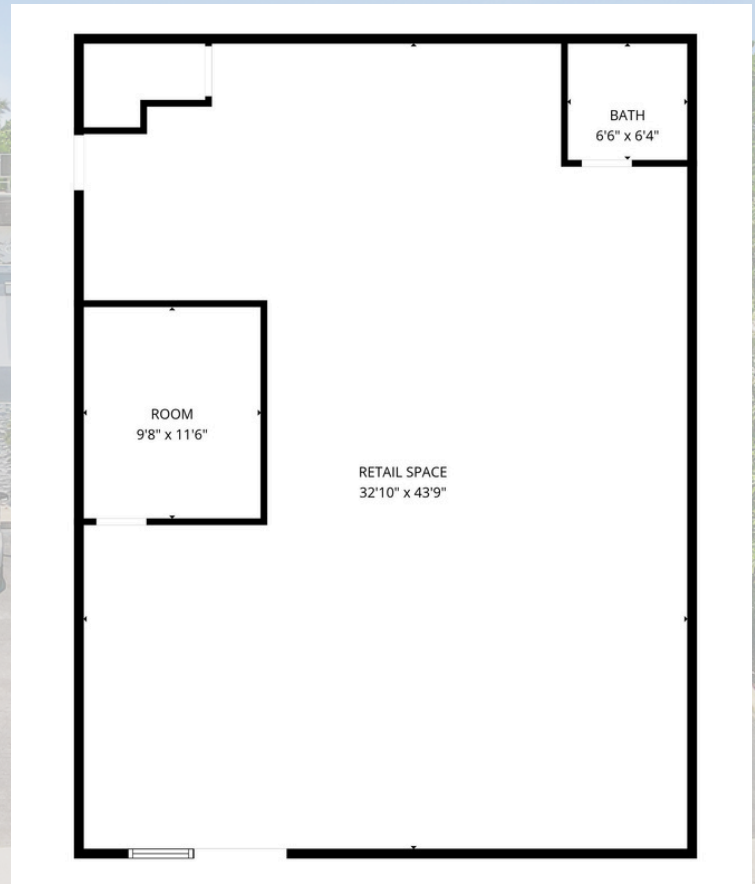
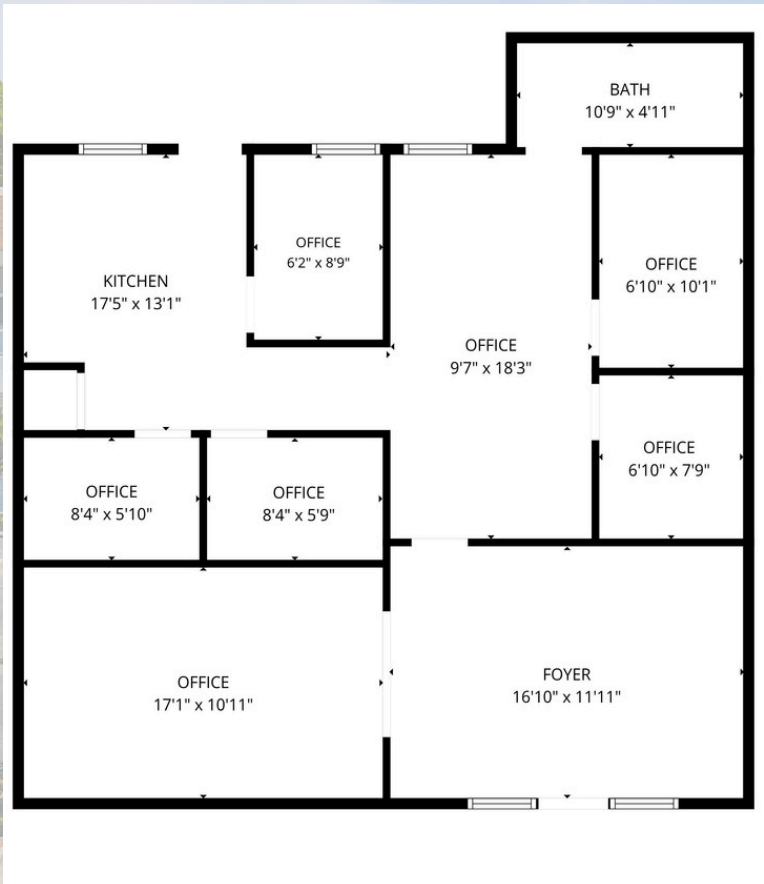
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## Floor Plans



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