



3035 E Commercial Blvd.  
Ft. Lauderdale, FL 33308

# FOR SALE

Asking Price: \$2,800,000



## PROPERTY HIGHLIGHTS

- **Medical Sale-Leaseback with 50% Vacant For Owner-User or Lease-Up Opportunity**
- Building Size: 6,956 Sq. Ft.
- Zoning: CB - Community Business
- Lot Size: 3,500 Sq. Ft.
- Occupancy: 50%
- Leaseback: 10 Years NNN

## PROPERTY OVERVIEW

Rich Commercial Group is pleased to be the exclusive advisor in the sale of 3035 E. Commercial Blvd. Owner is an established dental operator with multiple locations. Seller will lease back 50% of the building, providing in-place income while remaining vacancy offers flexibility for an owner-user or additional rental upside.



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