

3707

W. COMMERCIAL BLVD.

TAMARAC, FL 33309

±44,500 SF

INDUSTRIAL / FLEX LAND

FOR SALE

ASKING PRICE

\$1,700,000

POTENTIAL ASSEMBLAGE



440'x100'
DIMENSIONS



±1.02 Acres
LOT SIZE



±45,000
DAILY TRAFFIC

\$/SF **\$38.20**
LAND PER SF



MU-C
ZONING

EXCLUSIVELY LISTED BY

LAWRENCE OXENBERG

VICE PRESIDENT
954.652.2017

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KEITH R. GRAVES, CCIM, SIOR

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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

954.358.0900
bergercommercial.com

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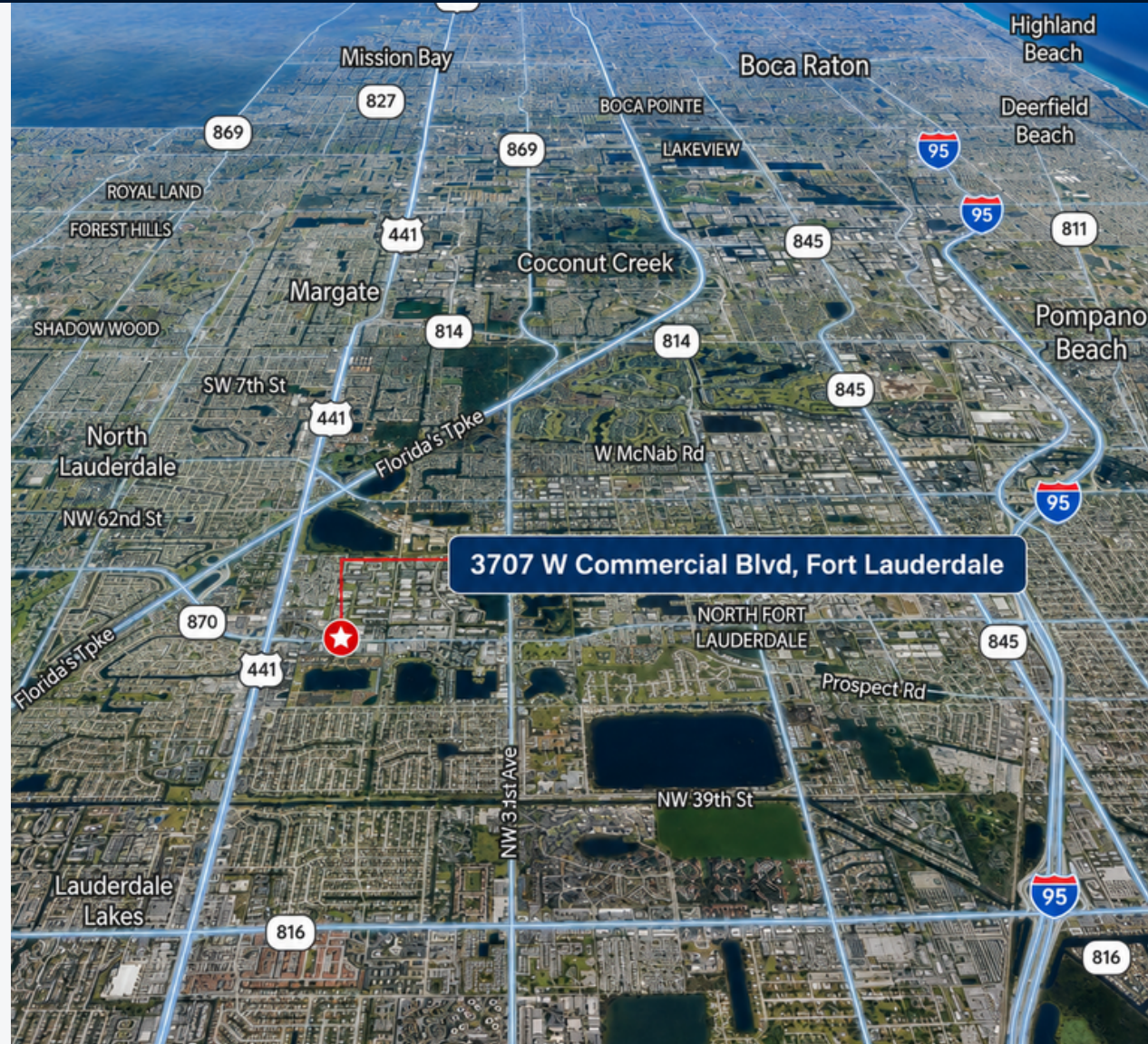
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PROPERTY OVERVIEW

- ±44,500 SF / ±1.02-Acre Development Site
- Rare Vacant Land Opportunity with prominent frontage along W. Commercial Boulevard
- Rectangular Site Configuration offering flexibility for efficient site planning and development
- Build-to-Suit Potential for industrial, flex, showroom or other commercial uses
- Utilities Available at the Street, helping streamline future site development
- Strong Frontage & Deep Setback Potential for building placement, access and visibility
- Minimal Site Constraints provide a clean canvas for development planning
- Offered at \$1,700,000
- Convenient Access to Major Transportation Routes
- APN # 49-42-18-02-0090



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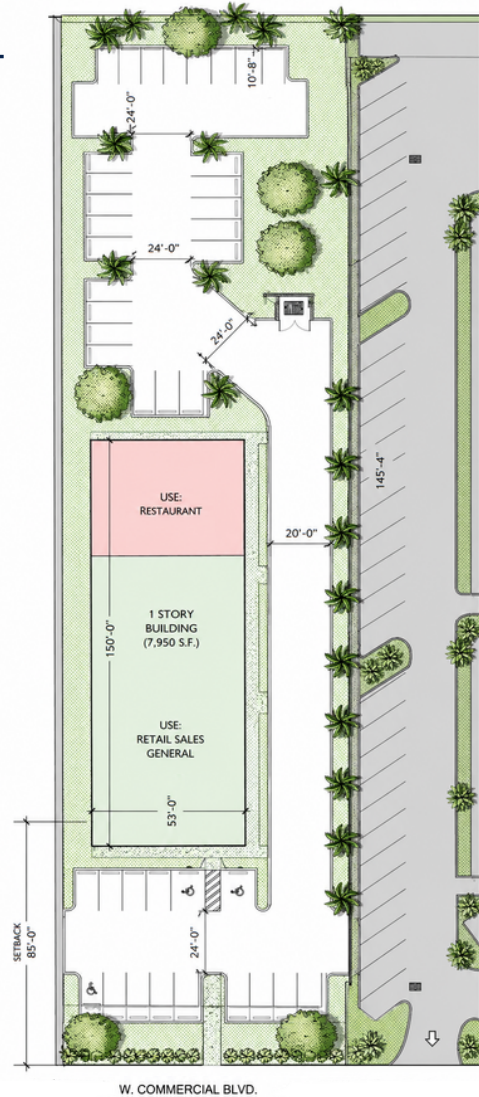
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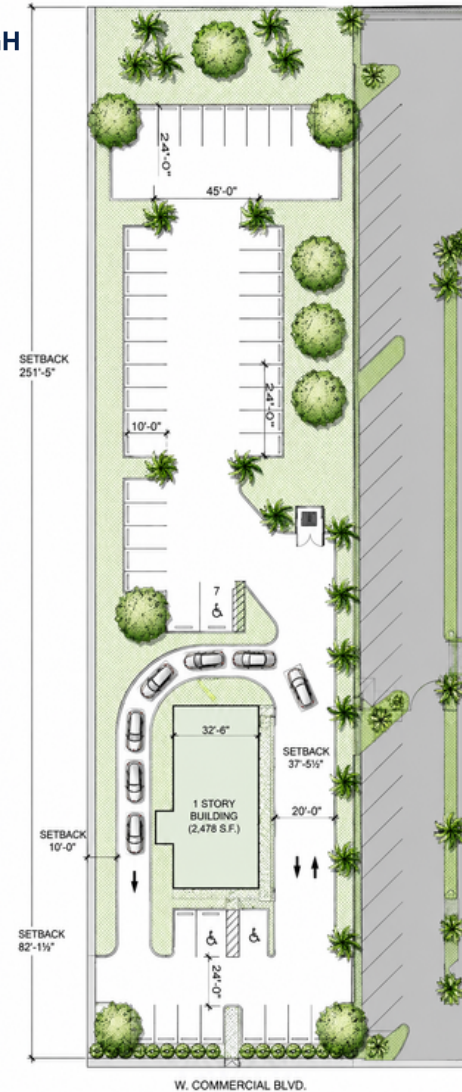
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RESTAURANT / RETAIL



RETAIL / DRIVE THROUGH



***CONCEPTUAL PLANS

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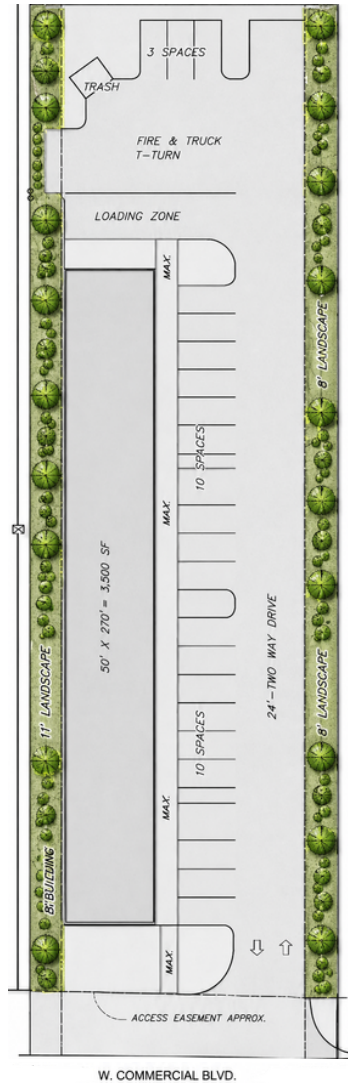
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RETAIL / OFFICE



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