



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.thealphacomm.com)

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: \$395,000

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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



FLORIDA ATLANTIC UNIVERSITY



Walmart



Publix

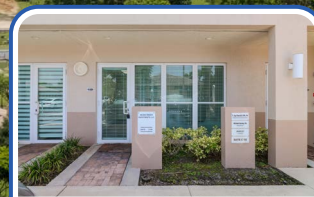


« GRIFFIN RD 37,500 AADT »



SHALIMAR
at Davie

« S. UNIVERSITY DR 50,000 AADT »



SUBJECT PROPERTY



SOUTHWEST RANCHES

COOPER CITY

WESTON

PIONEER MIDDLE SCHOOL

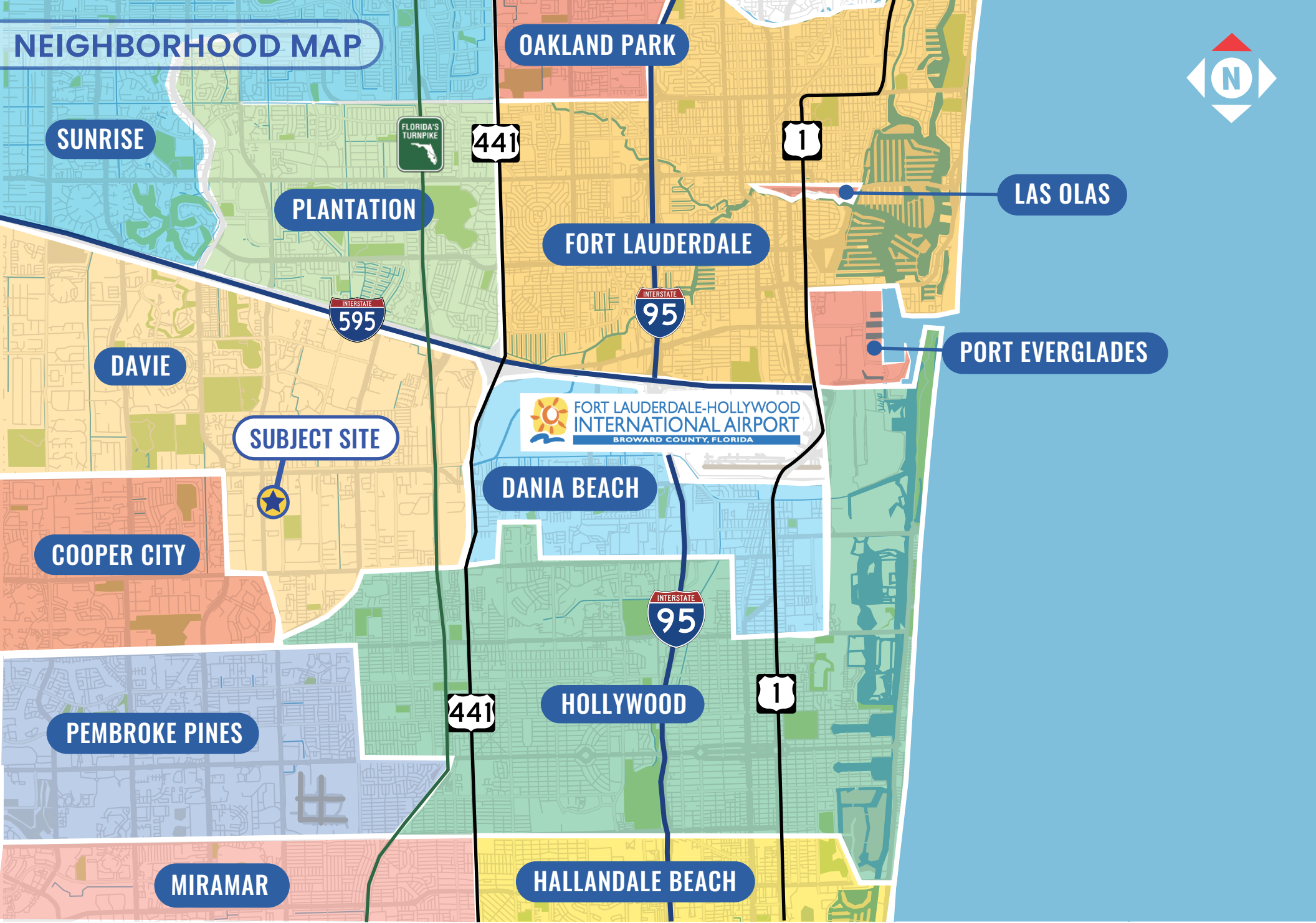


DUNKIN'

« S. UNIVERSITY DR 50,000 AADT »



NEIGHBORHOOD MAP





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