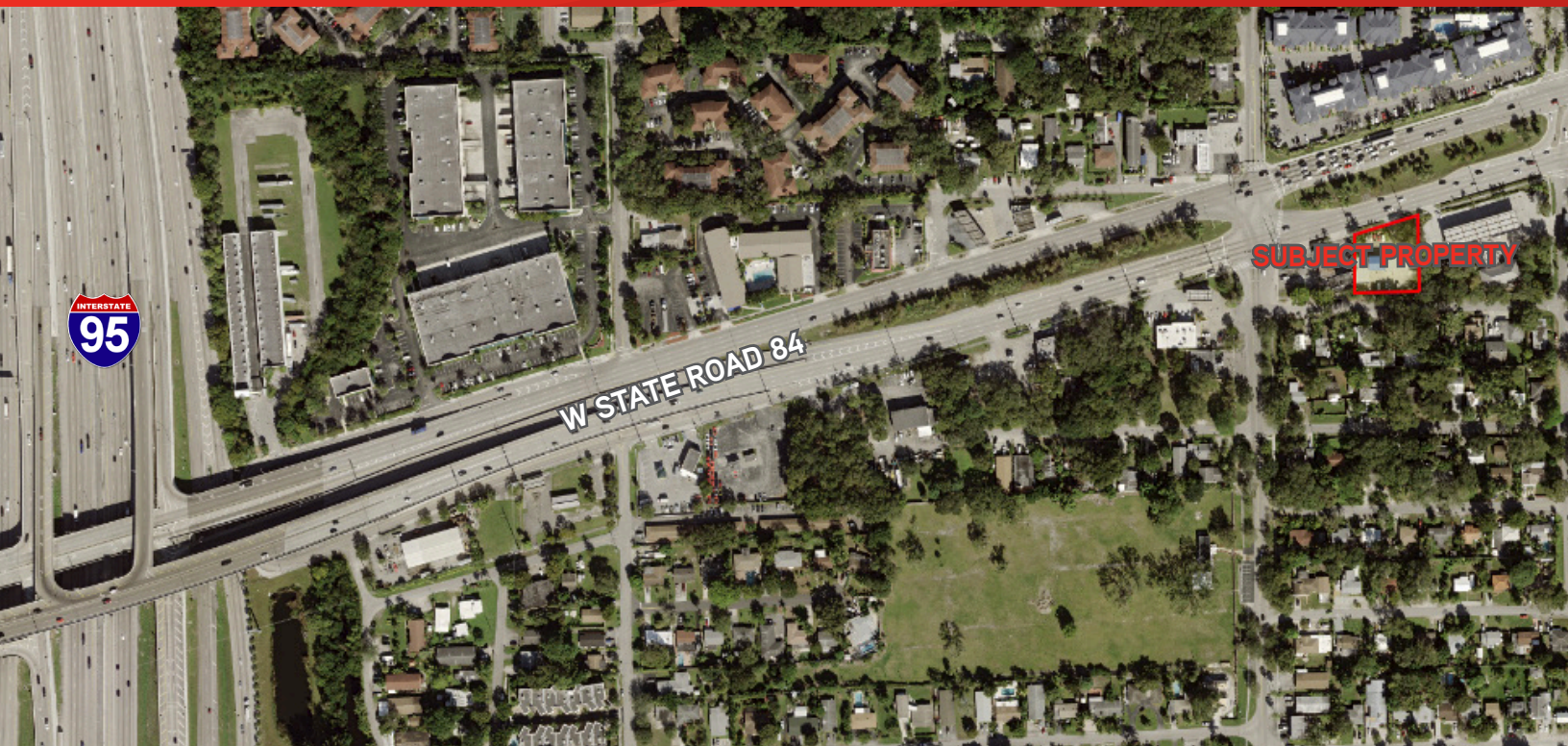


FOR SALE

Investment Opportunity

1440 W. STATE ROAD 84, FORT LAUDERDALE, FL 33315



Two Retail Buildings

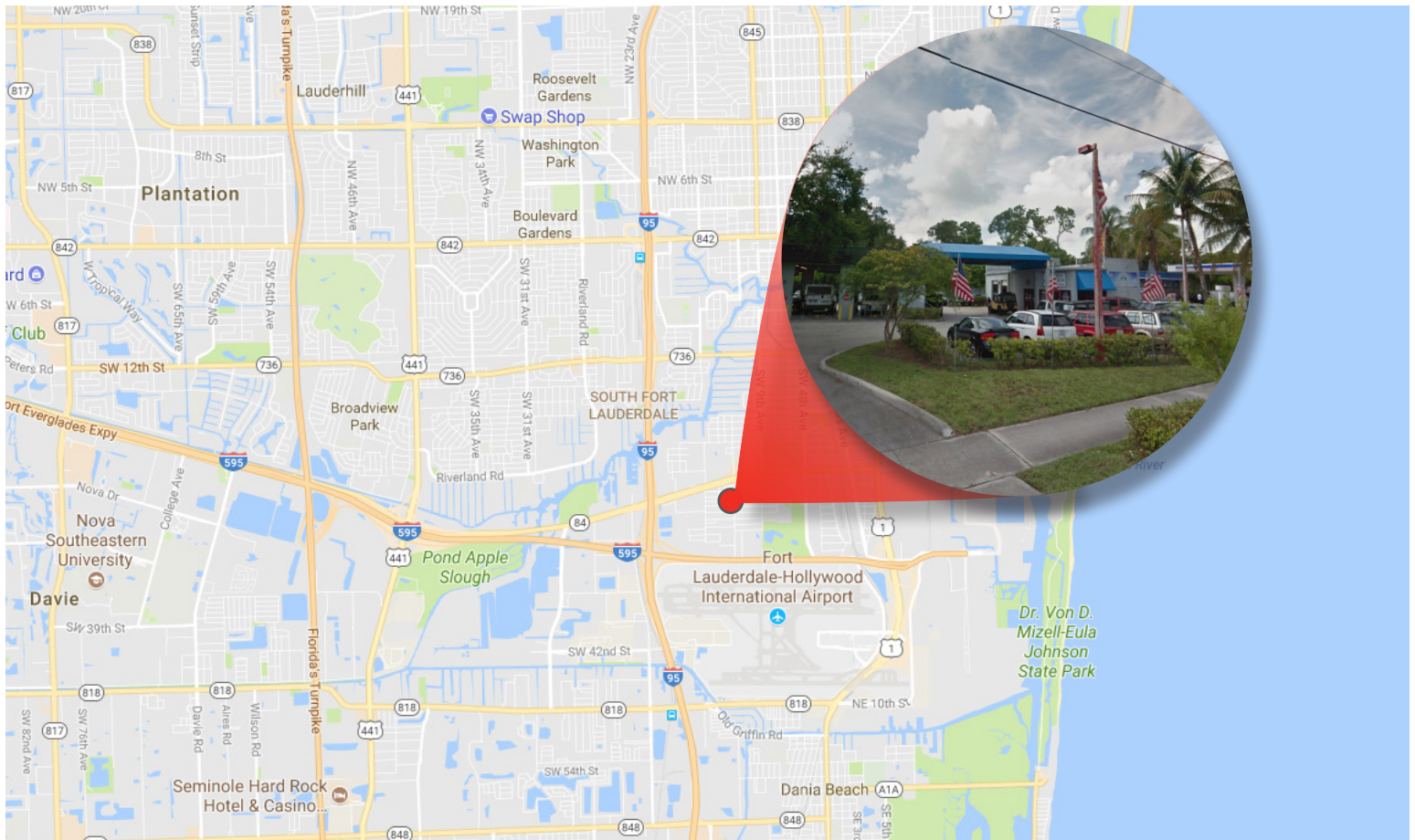
- Both tenants signed five year lease renewals as of 12/1/2017
 - » Kwik Lube – 3 Bay Building
 - » Car Doctor – 2 Bay Building
- Total Buildings: 4,310 SF
- Zoned: B-2
- Property Size: 19,924 SF
- NOI: \$93,979
- Sale Price: \$1,550,000
- Cap rate: 6%

Contact Us

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Location Overview



Demographics

	1 mile	3 miles
Population	8,392	99,862
Households	3,778	40,389
AM Employees	7,873	138,931
Traffic Volume	55,000	



COLLIERS INTERNATIONAL SOUTH FLORIDA, LLC
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Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy, but we regret we can not guarantee it. All properties subject to change or withdrawal without notice.