

LAND FOR SALE

TAMARAC, FL 2.28 AC OFFICE/RETAIL SITE

7700 University Drive, Fort Lauderdale, FL 33321



SALE PRICE: \$3.1 Million

LOT SIZE: 2.28 Acres

APN #: 494103150240

ZONING: MU-N Mixed Use-Neighborhood

MARKET: Central Broward

SUB MARKET: Tamarac

TRAFFIC COUNT: 45,000

PROPERTY OVERVIEW

This 2.28 acre vacant parcel is ready to build. The property is zoned MU-N Mixed Use neighborhood was previously prepared with 4 pads for single story medical offices. Access is possible from both north and south bound lanes of N. University Drive. A six foot concrete wall separates the parcel from the residences at the rear. Great opportunity for offices or retail.

PROPERTY FEATURES

- MU-N Mixed Use neighborhood
- Four filled pads on site
- Approximately 2.28 acres
- Approved for 17,850 SF of building
- Near University Medical Center
- Curb cut for access
- 6 foot wall concrete block wall separating it from rear adjacent properties

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