



\$2,200,000

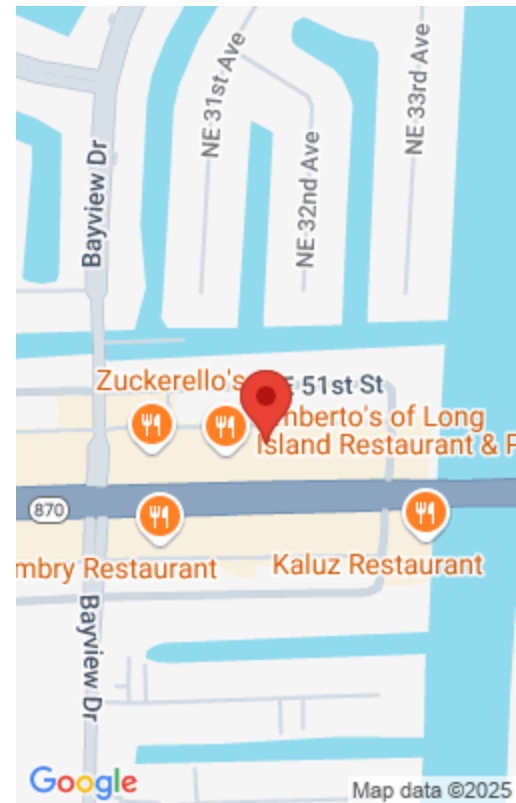
- Active
- 4468.00 sq ft

3061 COMMERCIAL BOULEVARD, FORT LAUDERDALE, FL, 33308

<https://comwire.com>

Lease Term Remaining: 5+ Yrs. Annual Increases: 3% Additional 9,500 Sq. Ft. Parking Lot INCLUDED in Price: Adjacent lot sold for \$500,000 Lot can be developed as multi-family Spaces can be leased for +/- \$120-140 a month to local residential and commercial tenants Parking out front is metered, making the lot very valuable High Visibility: Main entrance on East Commercial BLVD over

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Basics

Listing updated: February 17, 2025 at 5:43 pm **Days on Comwire:** 11
Year built: 1968 **Status:** Active
Listing Office Id: 276730187 **Date added:** February 12, 2025 at 3:28 pm
Building size (SF): 4468.00 sq ft **Lot size:** 0.16 sq ft
For Sale: Yes **For Lease:** No
Listing Office Name: Taiter Realty, LLC

Building Details

Type: Office **Building Type:** Commercial, Office Space, Office/Retail
Stories: 1.0 **Heating:** Central
Floor covering: Vinyl Floor **Roof:** Other
Real Estate Taxes: \$25,502.90 **Tax Year:** 2024
Cooling: Central **Docs Available:** None
Info Available: By-Laws & Docs, Copies of Lease, Full Financials, Investment Analysis

Additional Info

Listing Agent Phone: (561) 371-5143 **Listing Office:** Taiter Realty, LLC
MLS Source: Realtor Association of the Palm Beaches (RAPB)

