



**\$3,750,000**

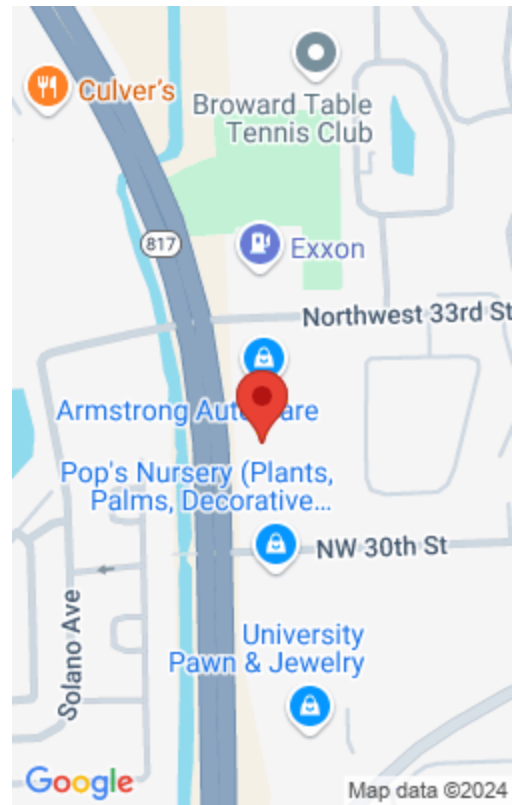
**3157 N UNIVERSITY DR, PEMBROKE PINES, FL 33024, USA**

<https://comwire.com>

- Active
- 12189.00 sq ft

EXCELLENT OPPORTUNITY. OWN 12,189 SF FREESTANDING MEDICAL/OFFICE BUILDING WITH UPSIDE POTENTIAL IN HIGHLY POPULATED DAVIE, FL. THIS PROPERTY HAS AN ATTRACTIVE +/- 165 FEET OF DIRECT FRONTAGE ON N UNIVERSITY DRIVE WITH 47,000 TRIPS/DAY (2023 FDOT AADT) AND SITS ON A 0.82-ACRE LOT WITH 48 PARKING SPACES. ZONING IS B-2, WHICH ALLOWS FOR VARIOUS COMMERCIAL

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## Basics

**Year built:** 1981

**Listing Office Id:** 606337

**Building size (SF):** 12189.00 sq ft

**For Sale:** Yes

**Listing Office Name:** The Keyes Company

**Status:** Active

**Date added:** Added 4 weeks ago

**Lot size:** 0.82 sq ft

**For Lease:** No

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## Building Details

**Type:** Office

**Building Type:** Commercial, Free Standing, Income, Office Space, Office/Professional

**Stories:** 1.0

**Heating:** Other

**Construction:** CBS

**Floor covering:** Other, Tile

**Roof:** Other, Tar/Gravel

**Real Estate Taxes:** \$45,018.90

**Tax Year:** 2023

**Cooling:** Central Individual

**Docs Available:** Aerial

**Info Available:** Copies of Lease

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## Additional Info

**Listing Agent Phone:** (561) 866-9616 **Agent Id:** 63014927

**Listing Office:** The Keyes Company

**MLS Source:** Realtor Association of the Palm Beaches (RAPB)

