



**\$3,400,000**

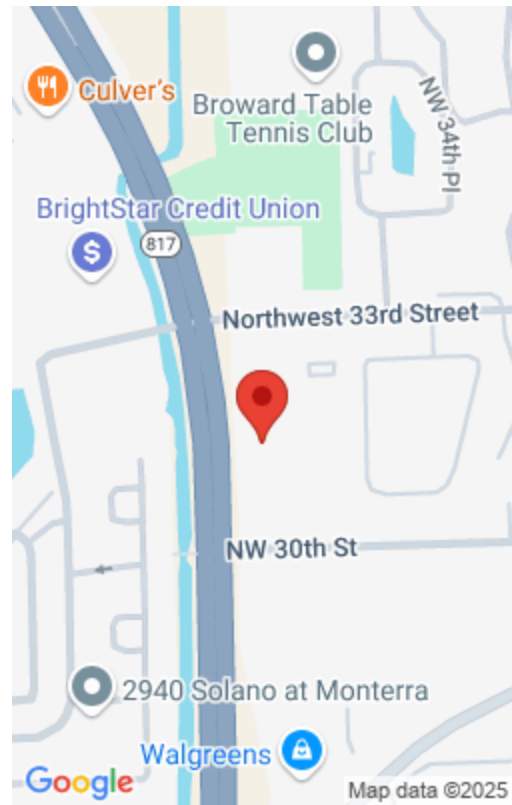
**3157 N UNIVERSITY DR, PEMBROKE PINES, FL 33024, USA**

<https://comwire.com>

PRICE REDUCTION! 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

[+ Read More](#)

- Active
- 12189.00 sq ft



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## Basics

**Comwire last checked:** 7:46 pm on April 08, 2025

**Days on Comwire:** 169

**Status:** Active

**Date added:** October 21, 2024 at 10:07 pm

**Lot size:** 0.82 sq ft

**For Lease:** No

**Listing updated:** February 26, 2025 at 7:03 pm

**Year built:** 1981

**Listing Office Id:** 606337

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

**For Sale:** Yes

**Listing Office Name:** The Keyes Company

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## Building Details

**Type:** Office

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

**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

**Listing Office:** The Keyes Company

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

