



**\$1,099,000**

**3701 N ANDREWS AVE, OAKLAND PARK, FL 33309, USA**

<https://comwire.com>

- Active
- 1209.00 sq ft

Single tenant free standing building with NNN lease through February 2026. Tenant responsible for maintenance and taxes. Current rent is under market, providing upside upon expiration. Large parking area. Located in a market with increasing rents and a growing population. High traffic area. Tremendous opportunity!



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## Basics

**Comwire last checked:** 5:41 pm on April 06, 2025 **Listing updated:** March 31, 2025 at 8:25 pm

**Days on Comwire:** 190

**Year built:** 1967

**Status:** Active

**Listing Office Id:** 608305

**Date added:** September 27, 2024 at 10:27 pm

**Building size (SF):** 1209.00 sq ft

**Lot size:** 0.30 sq ft

**For Sale:** Yes

**For Lease:** No

**Listing Office Name:** Keller Williams Realty - Welli

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## Building Details

**Type:** Retail

**Building Type:** Commercial, Restaurant, Retail

**Stories:** 1.0

**Heating:** Central

**Floor covering:** Other

**Roof:** Other

**Real Estate Taxes:** \$8,267.81

**Tax Year:** 2022

**Cooling:** Central

**Docs Available:** None

**Info Available:** Copies of Lease

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## Additional Info

**Listing Agent Phone:** (732) 939-7726

**Listing Office:** Keller Williams Realty - Welli

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

