

Each office independently owned and operated

FOR SALE
\$5,500,000

INVESTMENT WAREHOUSE

PREMIUM PROPERTIES
Investment
Warehouse | 2550
NW 4th Court
Fort Lauderdale, FL
33311

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Fort Lauderdale, FL 33311

5 year NNN Lease Industrial Warehouse / Office
Space asking \$5.5M at cap Rate 5.67%



OZAN CIFCI

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floridacommerciallisting.com

FOR SALE

INVESTMENT WAREHOUSE

PROPERTY SUMMARY

2550 NW 4th Court

Fort Lauderdale, FL 33311



PROPERTY DESCRIPTION

High-Yield Investment Opportunity: This 13,058 SF NNN Investment Warehouse is a goldmine for savvy investors! With private office spaces, a loading dock, and cross docks, this property is a dream come true. What's more, it recently signed a 5-year lease with a long-term tenant who has been operating in the same location for over 12 years. The property has undergone extensive renovations, including a fresh exterior paint job, state-of-the-art 24-hour surveillance systems, tile flooring, office upgrades, plumbing and electrical enhancements, and even hurricane-proof windows. Don't miss out on this incredible opportunity to secure a high ROI! Plus, with easy access to Interstate Highways, Ft. Lauderdale Airport, Miami International Airport, and the SeaPort just a short 45-minute drive away, logistics will be a breeze for your tenants.

OFFERING SUMMARY

ADDRESS	2550 NW 4th Court Fort Lauderdale FL 33311
COUNTY	Broward
MARKET	Ft. Lauderdale
SUBMARKET	Miami South Florida
NET RENTABLE AREA (SF)	13,058 SF
LAND ACRES	0.3887
LAND SF	16,930 SF
YEAR BUILT	1966
YEAR RENOVATED	2012
APN	50-42-05-30-0160
PRICE	\$5,500,000
PRICE PSF	\$421.20
OCCUPANCY	100 %
NOI (CURRENT)	\$312,000
CAP RATE (CURRENT)	5.67 %

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	20,061	189,470	407,524
2023 Median HH Income	\$41,389	\$58,472	\$60,171
2023 Average HH Income	\$60,217	\$92,043	\$94,682

INCOME - Growth Rates

Gross Scheduled Rent	3.00 %
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7521 West Sand Lake Road, Orlando FL 32819

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