



RETAIL LAND & BLDG FOR SALE



175' frontage on Federal Highway (US-1)

0.62 AC of Retail Land with 3,637 +/- SF Building

4410 North Federal Highway, Fort Lauderdale, FL 33308

Ray Walsh | 954-232-4465 | ray@rotellagroup.com

Office | 954-568-9015 | rotellagroup.com



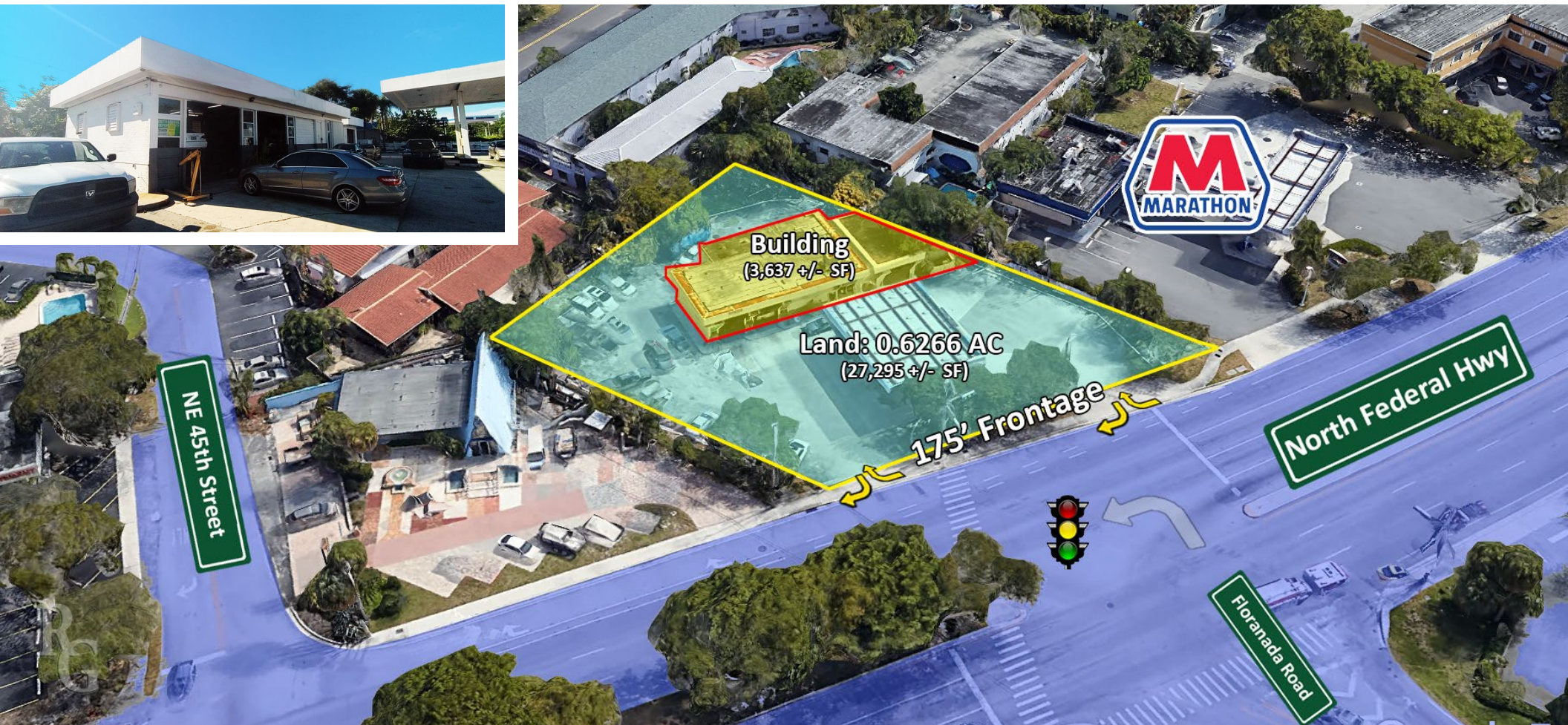


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Free-standing building (actually an **Auto Repair Shop**), property may also be able to be redeveloped.



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- Tremendous North Federal Highway exposure
- Close to Holly Cross Medical Complex (Hospital, Medical Offices, etc.).
- B-1 Zoning
- Great redevelopment site

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2 ingress and egress entrances



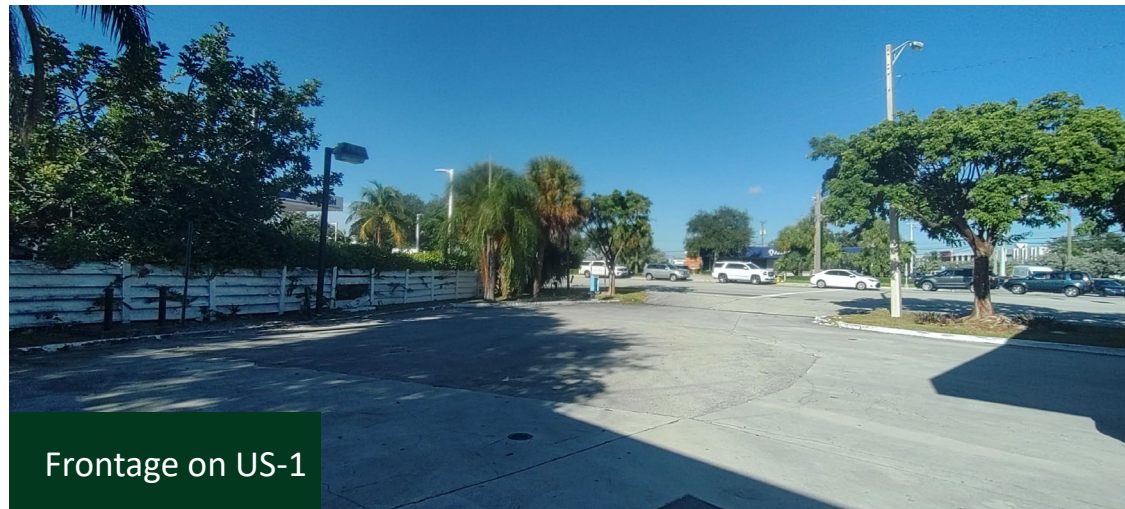
Former gas station structure



Rear view of the building



Frontage on US-1



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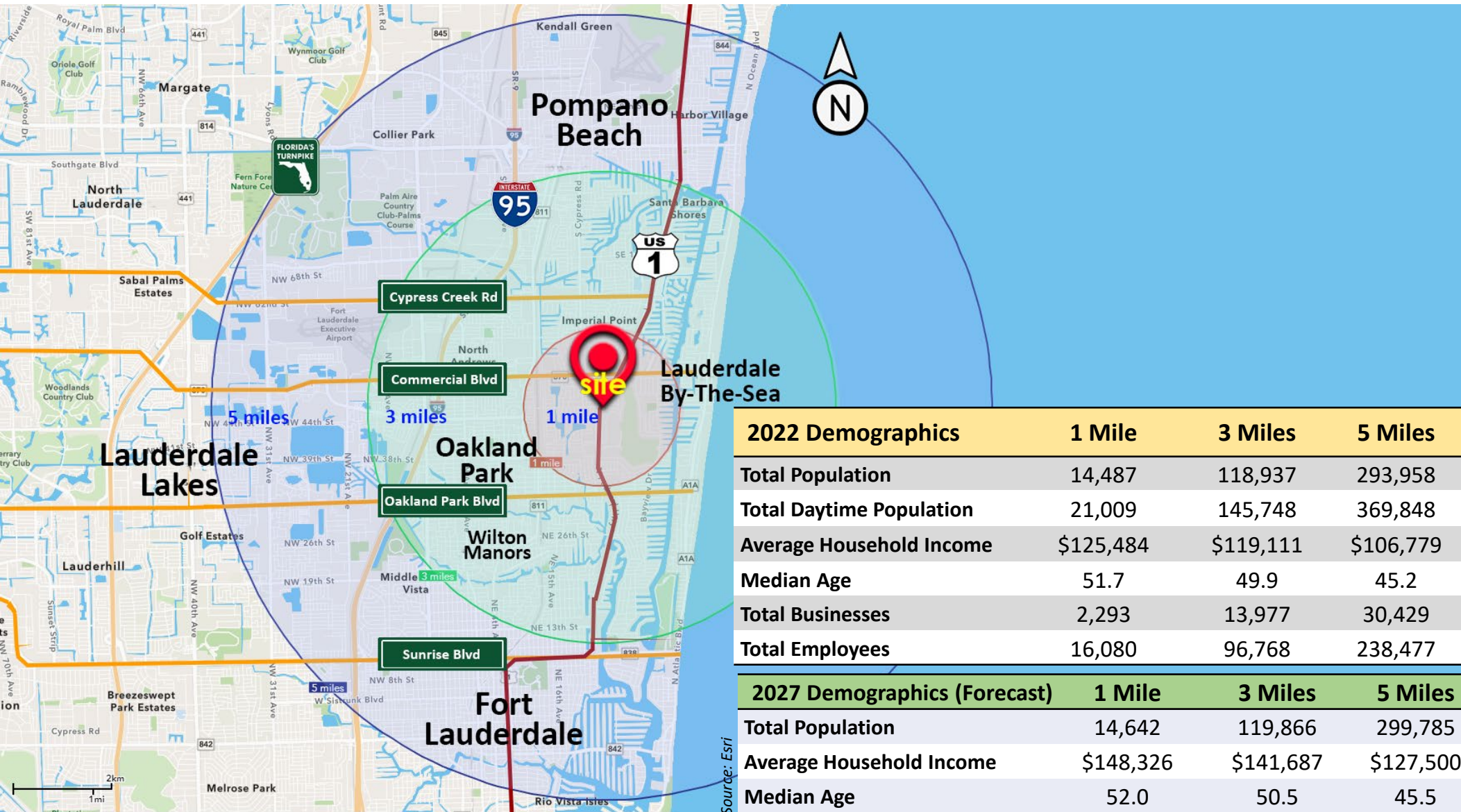


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The Rotella Group, Inc.

Commercial Real Estate Brokers

SOUTH FLORIDA OFFICE

3300 North Federal Highway, Suite 200
Fort Lauderdale, FL 33306
Phone 954-568-9015

NORTH & CENTRAL FLORIDA OFFICE

12200 West Colonial Drive, Suite 300-H
Winter Garden, FL 34787
Phone 407-718-1849

www.rotellagroup.com
info@rotellagroup.com

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