

210 SW 2ND STREET

Fort Lauderdale



210 SW 2nd St Fort Lauderdale, FL 33301 | For Sale

Jaime Sturgis | NativeRE.com | 954.595.2999



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OVERVIEW

Building: 6,155 sq. feet

Land: 4,566 sq. feet

Zoning: H-1

Price: \$3,500,000

Downtown Fort Lauderdale Bar & Restaurant now available For Sale. The space is located in Fort Lauderdale's Himmarshee District, and is one of the only turnkey 2nd generation bar & restaurant spaces available in Downtown Fort Lauderdale. The space features high ceilings, full kitchen, built out bar, walk-in cooler, a 2nd floor balcony overlooking Himmarshee, and dedicated outdoor seating space on the ground floor. The longtime local favorite, Himmarshee is growing with several new venues opening, including The Wharf, Bodega, Rooftop, Township, and many more. This is one of the only locations in Fort Lauderdale that can have a 4 a.m. liquor license. The property is surrounded by several multifamily development sites, which combined are delivering thousands of residential units within walking distance of the property, which is making this already in demand location, even more valuable.

Overview | 210 SW 2nd St Fort Lauderdale

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Aerial Map | 210 SW 2nd St Fort Lauderdale

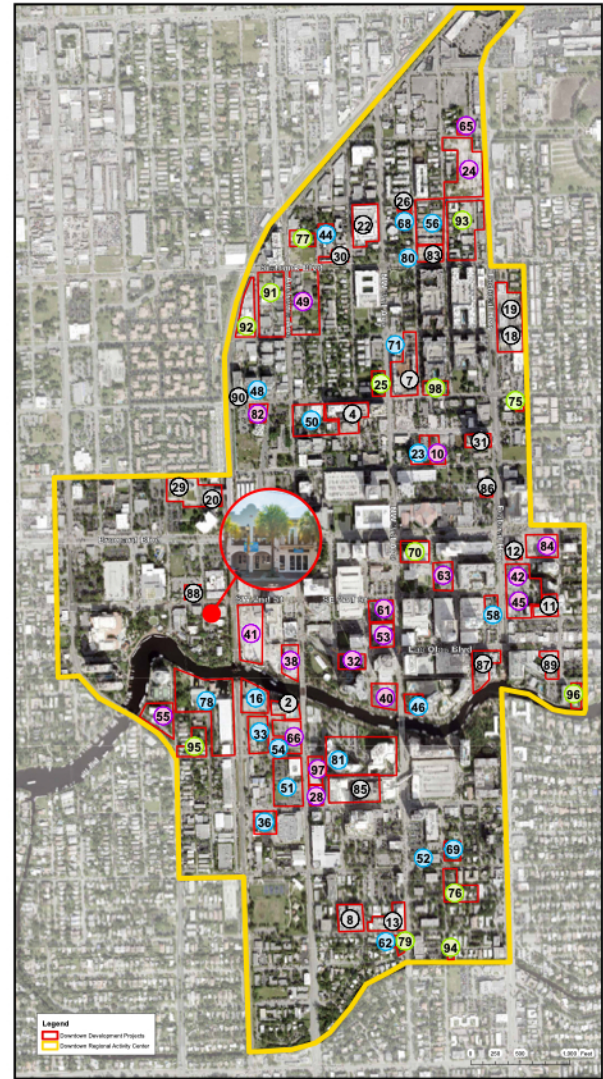
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CITY OF FORT LAUDERDALE Downtown Regional Activity Center Development Projects

Updated October, 2019

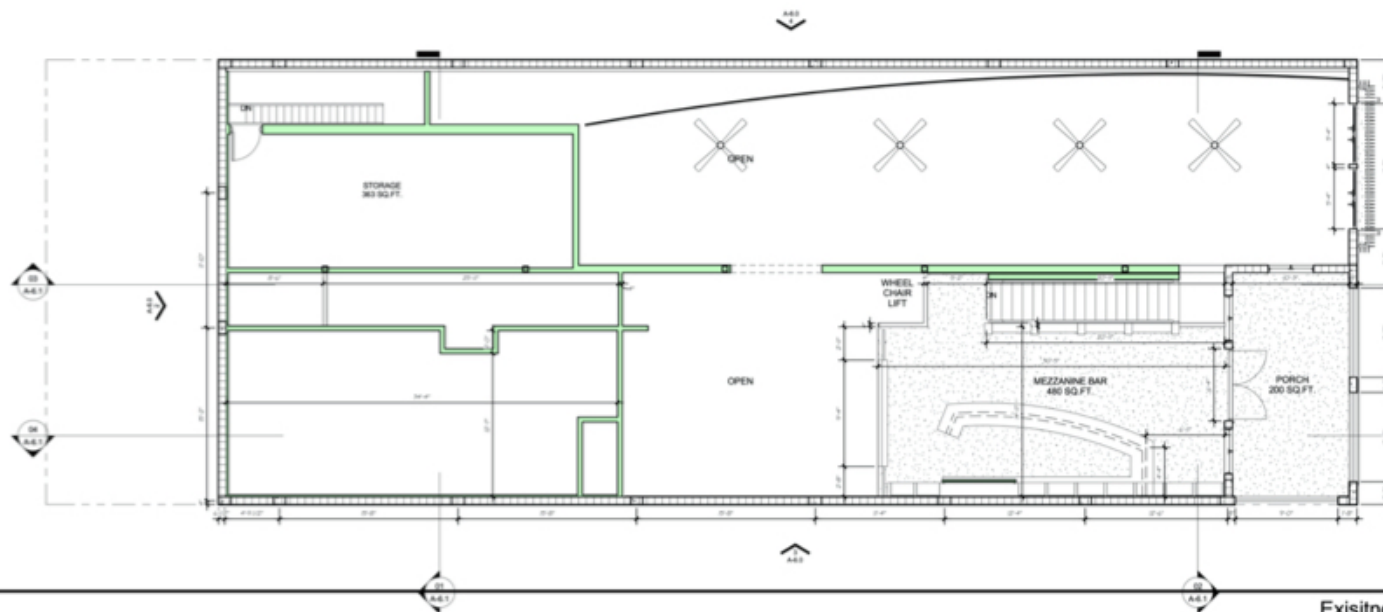
TOTAL DEVELOPMENT
(Built and Approved Projects)
Residential Units 19,599
Commercial Sq. Ft. 2,960,966
Office Square Ft. 4,541,393
Hotel Rooms 1,907

IN REVIEW	APPROVED	UNDER CONSTRUCTION	Completed Since 2012
<p>25. URBAN @ Flagler 40,000 sq. ft. office, 217 residential units 2,522 SF of restaurant/retail Developer: Third Avenue Dev LLC & P&W</p> 	<p>16. New River Yacht Club West 418,000 sq. ft. office, 138 residential units 1,000 SF of restaurant/retail Developer: Bostrom</p> 	<p>16. The Rise 405,000 sq. ft. office, 120 residential units 2,200 SF of restaurant/retail Developer: Bostrom</p> 	<p>3. New River Yacht Club </p> <p>20. Sitstruck Townhouses </p>
<p>72. One Financial Plaza Phase II 180,000 sq. ft. office, 120 residential units 1,000 SF of restaurant/retail Developer: P&W</p> 	<p>33. EPC 300,000 sq. ft. office, 150 residential units 1,000 SF of restaurant/retail Developer: P&W</p> 	<p>43 & 45: Las Olas Walk 120,000 sq. ft. office, 150 residential units 1,000 SF of restaurant/retail Developer: Las Olas Company, Inc.</p> 	<p>4. The Whitney </p> <p>31. Dalmar Hotel </p>
<p>75. 333 Victoria 120,000 sq. ft. office, 120 residential units 1,000 SF of restaurant/retail Developer: P&W</p> 	<p>31. Riverport Square 300,000 sq. ft. office, 150 residential units 1,000 SF of restaurant/retail Developer: P&W</p> 	<p>34. Quantum at Flagler Village 200,000 sq. ft. office, 150 residential units 1,000 SF of restaurant/retail Developer: P&W</p> 	<p>62. Flagler Village Hotel </p> <p>7. The Pearl </p>
<p>76. 400 Residential 120,000 sq. ft. office, 120 residential units 1,000 SF of restaurant/retail Developer: P&W</p> 	<p>32. EPC II 300,000 sq. ft. office, 150 residential units 1,000 SF of restaurant/retail Developer: P&W</p> 	<p>35. Main Las Olas - South 120,000 sq. ft. office, 150 residential units 1,000 SF of restaurant/retail Developer: P&W</p> 	<p>8. The Queen </p> <p>85. Broward County Courthouse </p>
<p>77. Village View 120,000 sq. ft. office, 120 residential units 1,000 SF of restaurant/retail Developer: P&W</p> 	<p>36. New River Central 120,000 sq. ft. office, 120 residential units 1,000 SF of restaurant/retail Developer: P&W</p> 	<p>36. 555 Justice Building 120,000 sq. ft. office, 120 residential units 1,000 SF of restaurant/retail Developer: P&W</p> 	<p>9. The Queen </p> <p>86. 125 North </p>
<p>78. Skyline on 3rd 120,000 sq. ft. office, 120 residential units 1,000 SF of restaurant/retail Developer: P&W</p> 	<p>37. 1st Avenue Residences 120,000 sq. ft. office, 120 residential units 1,000 SF of restaurant/retail Developer: P&W</p> 	<p>37. 329 Las Olas 120,000 sq. ft. office, 120 residential units 1,000 SF of restaurant/retail Developer: P&W</p> 	<p>10. All About Florida - North & 400 Federal - South </p> <p>87. Iron Las Olas </p>
<p>79. Skyline on 3rd 120,000 sq. ft. office, 120 residential units 1,000 SF of restaurant/retail Developer: P&W</p> 	<p>38. 80 Las Olas 120,000 sq. ft. office, 120 residential units 1,000 SF of restaurant/retail Developer: P&W</p> 	<p>38. 4 West Las Olas 120,000 sq. ft. office, 120 residential units 1,000 SF of restaurant/retail Developer: P&W</p> 	<p>11. Anarchy Las Olas </p> <p>88. 60 Solon </p>
<p>80. Skyline on 3rd 120,000 sq. ft. office, 120 residential units 1,000 SF of restaurant/retail Developer: P&W</p> 	<p>39. 80 Las Olas 120,000 sq. ft. office, 120 residential units 1,000 SF of restaurant/retail Developer: P&W</p> 	<p>39. 8 West Las Olas 120,000 sq. ft. office, 120 residential units 1,000 SF of restaurant/retail Developer: P&W</p> 	<p>12. Fairfield Inn </p> <p>89. 788 East Las Olas </p>
<p>81. Skyline on 3rd 120,000 sq. ft. office, 120 residential units 1,000 SF of restaurant/retail Developer: P&W</p> 	<p>40. 80 Las Olas 120,000 sq. ft. office, 120 residential units 1,000 SF of restaurant/retail Developer: P&W</p> 	<p>40. 16 West Las Olas 120,000 sq. ft. office, 120 residential units 1,000 SF of restaurant/retail Developer: P&W</p> 	<p>13. Phoenix at Turpin River </p> <p>90. Player Storage </p>
<p>82. Skyline on 3rd 120,000 sq. ft. office, 120 residential units 1,000 SF of restaurant/retail Developer: P&W</p> 	<p>41. 80 Las Olas 120,000 sq. ft. office, 120 residential units 1,000 SF of restaurant/retail Developer: P&W</p> 	<p>41. 2 West Las Olas 120,000 sq. ft. office, 120 residential units 1,000 SF of restaurant/retail Developer: P&W</p> 	<p>14. Fairfield Inn </p> <p>91. Player Storage </p>
<p>83. Skyline on 3rd 120,000 sq. ft. office, 120 residential units 1,000 SF of restaurant/retail Developer: P&W</p> 	<p>42. 80 Las Olas 120,000 sq. ft. office, 120 residential units 1,000 SF of restaurant/retail Developer: P&W</p> 	<p>42. 18 West Las Olas 120,000 sq. ft. office, 120 residential units 1,000 SF of restaurant/retail Developer: P&W</p> 	<p>15. Fairfield Inn </p> <p>92. Player Storage </p>



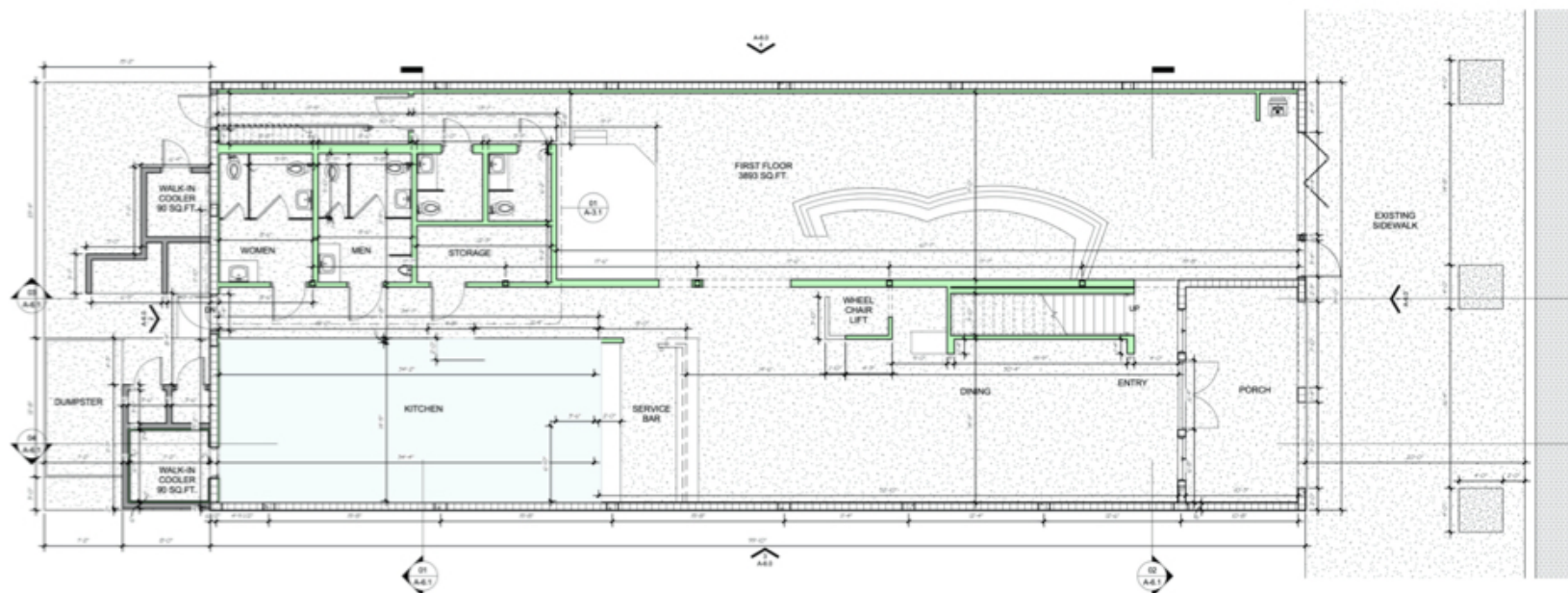
Prepared by: City of Fort Lauderdale, Urban Design and Planning Division





FIRST FLOOR RESTAURANT/BAR	3,893
SQ. FT.	
SECOND FLOOR	
MEZZ:	480 SQ. FT.
OUTDOOR BALCONY:	200 SQ. FT.
OFFICE STORAGE:	363 SQ. FT.
GROSS TOTAL FLOOR AREA	4,936 SQ. FT.
OUTDOOR STORAGE AREAS	180 SQ. FT.

Existing Mezzanine Level Plan SCALE: 3/16" = 1'-0" 02 A.1.1



Existing First Floor Plan SCALE: 3/16" = 1'-0" 01 A.1.1



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An aerial photograph of a coastal city, likely Miami, showing a mix of modern high-rise buildings and older structures. A prominent road runs parallel to a sandy beach and the ocean. The water is a vibrant turquoise color. The text 'NATIVE REALTY' is overlaid on the image in a large, white, outlined font.

NATIVE REALTY

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