

**FOR SALE**

# OAKLAND PARK WAREHOUSE & OUTSIDE STORAGE

3901 NE 5TH TERRACE • OAKLAND PARK, FL 33334

## INVESTMENT HIGHLIGHTS



**Strategic location  
in OPPORTUNITY ZONE**



**100% Leased Small Bay  
Investment Sale**



**Easy access to I-95 and on  
STEVENS FIELD**

**CBRE**

# PROPERTY OVERVIEW

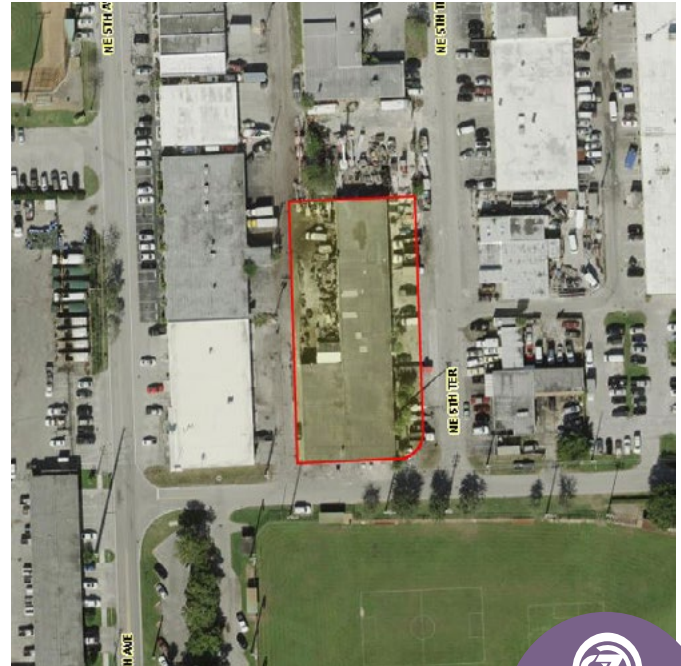
## WAREHOUSE & OUTSIDE STORAGE FACILITY IN OAKLAND PARK

CBRE, as exclusive representative, is pleased to present the opportunity to acquire the Oakland Park Warehouse & Outside Storage Facility. Built in 1973, this ±17,000 square foot Industrial building is well situated in Oakland Park. It has recent improvements. The property has one drive thru cross dock on the end-cap unit and features 24 surface level parking spaces and a ±7,500 SF fenced parking lot across its .78 acres of land. With easy access to I-95 and within walking distance to Stevens Field this property is positioned excellently for commute and access to nearby amenities, such as Home Depot.

**Asking Price: \$2,500,000**

**In-Place Cap: 6.33%**

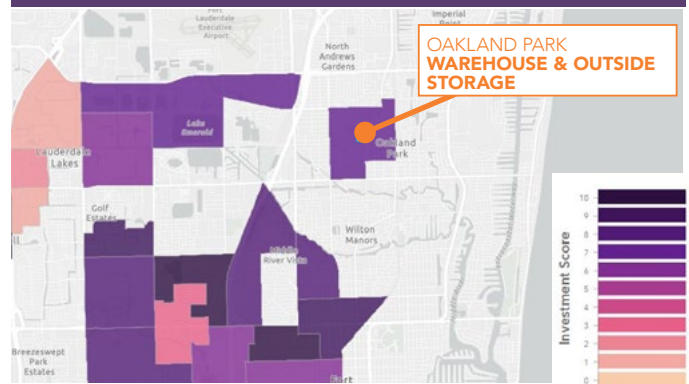
<b>PROPERTY ADDRESS</b>	3901 NE 5th Terrace, Oakland Park, FL 33334
<b>FOLIO NUMBER</b>	4942-22-19-0110
<b>TOTAL BUILDING SIZE</b>	±17,000 SF
<b>OUTSIDE STORAGE</b>	±7,500 SF
<b>OFFICE</b>	±1,500 SF
<b>LOT SIZE</b>	± 0.78 Acres (Per County Records)
<b>YEAR BUILT</b>	1973 / 2018 (Renovated)
<b>CLEAR HEIGHT</b>	± 15'
<b>ZONING</b>	I-1, Oakland Park - Industrial Use
<b>PARKING RATIO</b>	1.14 / 1,000 SF
<b>OPPORTUNITY ZONE</b>	Within Tract 12011040901 (Investment Score: 7)



### OPPORTUNITY ZONE DATA

Tract: 12011040901

**Investment Score: 7**  
(1=low; 10=high)



### FINANCIAL DETAIL

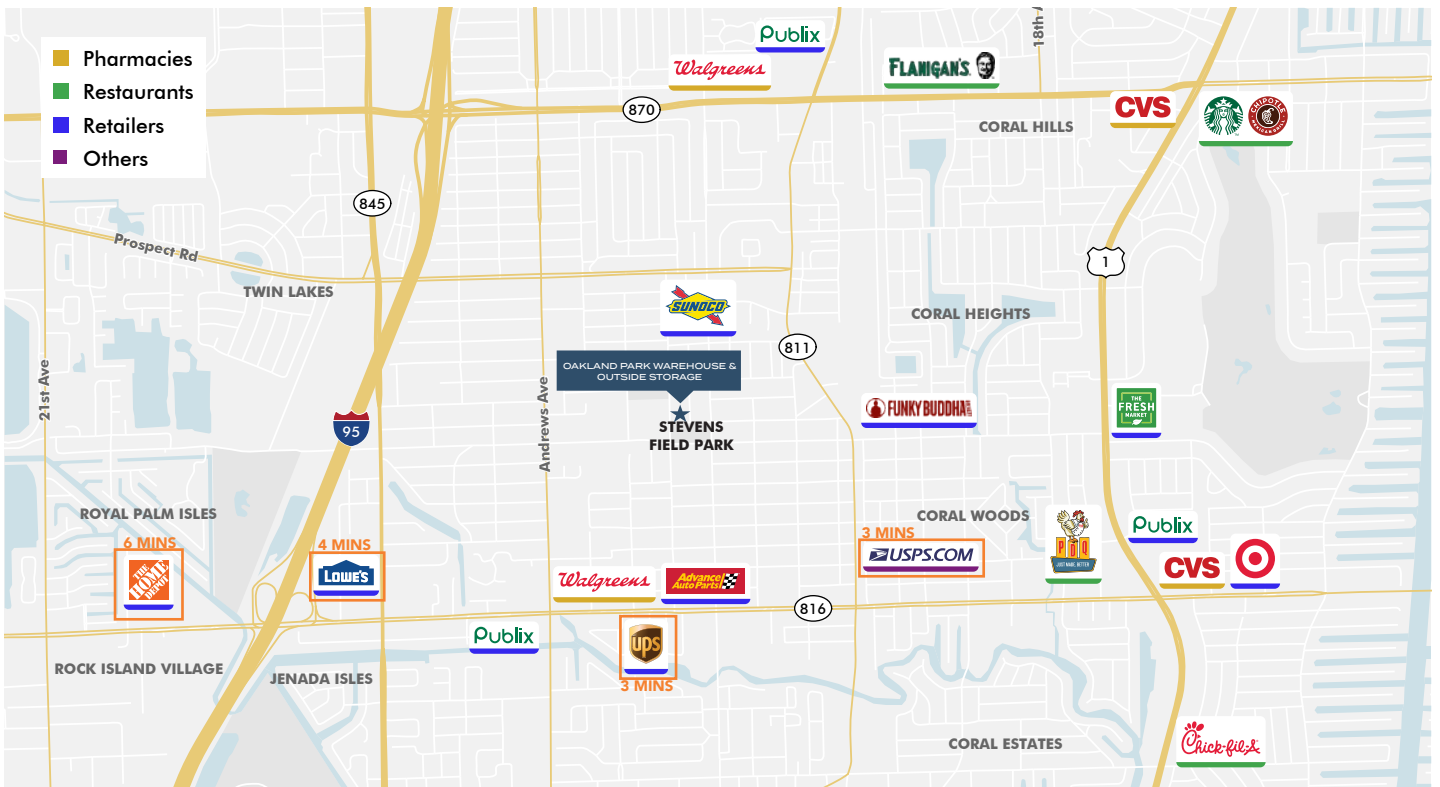
\$218,800	Gross Rent Annually
\$30,995	Property Taxes
\$12,450	Insurance
\$17,000	CAM
<b>\$158,355</b>	<b>NOI TODAY</b>



# PHOTOS



# AREA AMENITY MAP



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### CONTACT US

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