

50 East Dania Beach,

50 E Dania Beach Blvd, Dania Beach, FL 33004



Kim Bartnick

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50 East Dania Beach,

\$28.41 /SF/Yr

PROFITABLE Fort Lauderdale Airport and Dania Beach Area Cheese Steak SUB Shop and Pizza! With long-term established customer base 40 years. FANTASTIC Opportunity!!! For Experienced Operator with Strong Financials. This Famous local Cheese Steak Sub Shop has been a staple for locals and tourists alike in Fort Lauderdale for decades. It was family owned and operated for many years and the family members and Kim Bartnick as proprietor treated all customers like family. Bleep's Sub Shop on Dania Beach Blvd. was landlord Kim's 2nd location (Hi-Lighted in the attached Sun-Sentinel News article written in 1995 about their Local Customers). She ran it as a family Sub Shop beginning in the early 80's with the same great food and service. The Philly Cheese Steaks were always the hallmark of these Sub Shops as well as many other delicious assorted SUB sandwiches and SALADS. Fully equipped complete with an 8 foot exhaust hood and grease trap, flat top grill, two fryers, two-eye burner, walk-in cooler and commercial refrigeration. The restaurant is equipped with a POS system, espresso machine, seating for 11 inside and 18 outside, 3 stools, 1 television, 10 chairs, 4 tables, six outdoor tables, 18 outdoor chairs, single door beverage cooler, Waffle iron - double, slicer, two door sandwich cooler, panini press, 6 door low boy cooler, three compartment sink, s/s shelving, scale, coffee grinder and much more. This 50+ year established customer base Fully Equip Restaurant benefits from its strategic location. It sits on a corner to Federal Highway (US 1), which is a Highly Commercial



Rental Rate:	\$28.41 /SF/Yr
Property Type:	Retail
Property Sub-type:	Restaurant
Gross Leasable Area:	1,085 SF
Year Built:	1957
Walk Score ®:	61 (Somewhat Walkable)
Taxes:	\$0.39 USD/SF/Mo
Operating Expenses:	\$0.12 USD/SF/Mo
Rental Rate Mo:	\$2.37 USD/SF/Mo

LUNCH BUNCH
Loyal customers dub Fat Freddy's fare sub-sational.

By JAMES H. CHO
Staff Writer

PLANTATION — Hungry customers flock to the walk-in area and spill out the front door. The air is thick with the smell of grilling meats and the sizzle of the sizzling grill. The phone jangles off the hook with orders as employees hustle to make suburban sandwiches.

It's lunchtime at Fat Freddy's Sub Shop.

TASTY TAKEOUT
Todd Colby works the grill at Fat Freddy's Sub Shop in Plantation where loyal customers rave about the good food and fast service. The tiny takeout restaurant is the original of three Freddy's in Broward. Page 3

Show your wheels
Organizers are seeking vehicles of all kinds for a show to benefit two Plantation police officers injured in an explosion while on duty. Page 12

Don't sell them short
The South Plantation High boys' basketball team plans to use a running game to compensate for its lack of height. Page 24

Lawn remedies
With the rainy season gone, South Floridians are turning on

Despite the hectic pace, the operation is smooth and the atmosphere casual. Assistant manager Todd Colby works the grill and Dennis Chinnis assembles cold cuts. Thomas Barino takes orders over the phone and manager Charles Hardman pours drinks and rings up the orders.

The shop's motto: "Good food and fast, polite service," said Barino, Bartnick's brother. "We've been here a long time, we're a small town and pop sub shop. You take pride in your work and treat people the way you want to be treated."

There are two more Fat Freddy's, one in Broward County and one in Miami-Dade County. The shop was named for a neighborhood cartoon character from the '60s and '70s.

A steady stream of regulars has helped the shop fend off competition from better-known franchises like Mami Subs across the street and a Subway sandwich shop down the road.

"I love this place," raved Sean Smiles, a 16-year regular.

"You've got good sandwiches, fast service and it's loaded," said Chuck Gardner, holding up his steaming sub.

"They're not skimping about anything. It's loaded with tomatoes, lettuce, anything you want to get, you can get. You want a custom sandwich, they'll make it for you."

There are two more Fat Freddy's, at 221 W. Prospect Road in Oakland Park and one on Atlantic Boulevard and Federal Highway, and the family owns a fourth.

Bartnick's wife, her sister, Krista Young, stop by three or four times a week and said they'll never go to another sandwich shop.

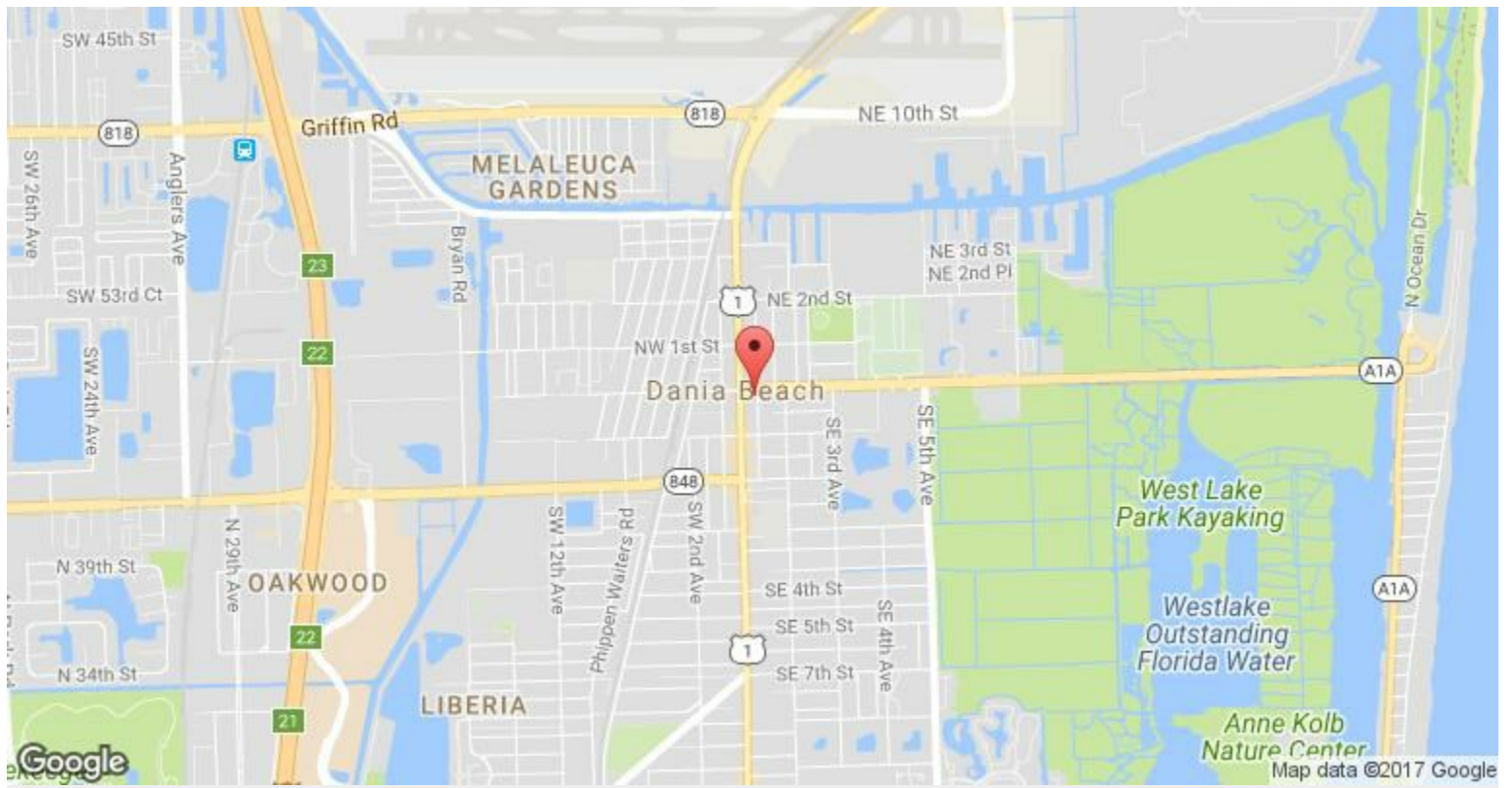


1st Floor

Space Available	1,080 SF
Rental Rate	\$28.41 /SF/Yr
Date Available	30 Days
Service Type	Modified Gross
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Major Tenant Information

Tenant	SF Occupied	Lease Expired
FREE STANDING Bldg., Single Tenant	1,080	

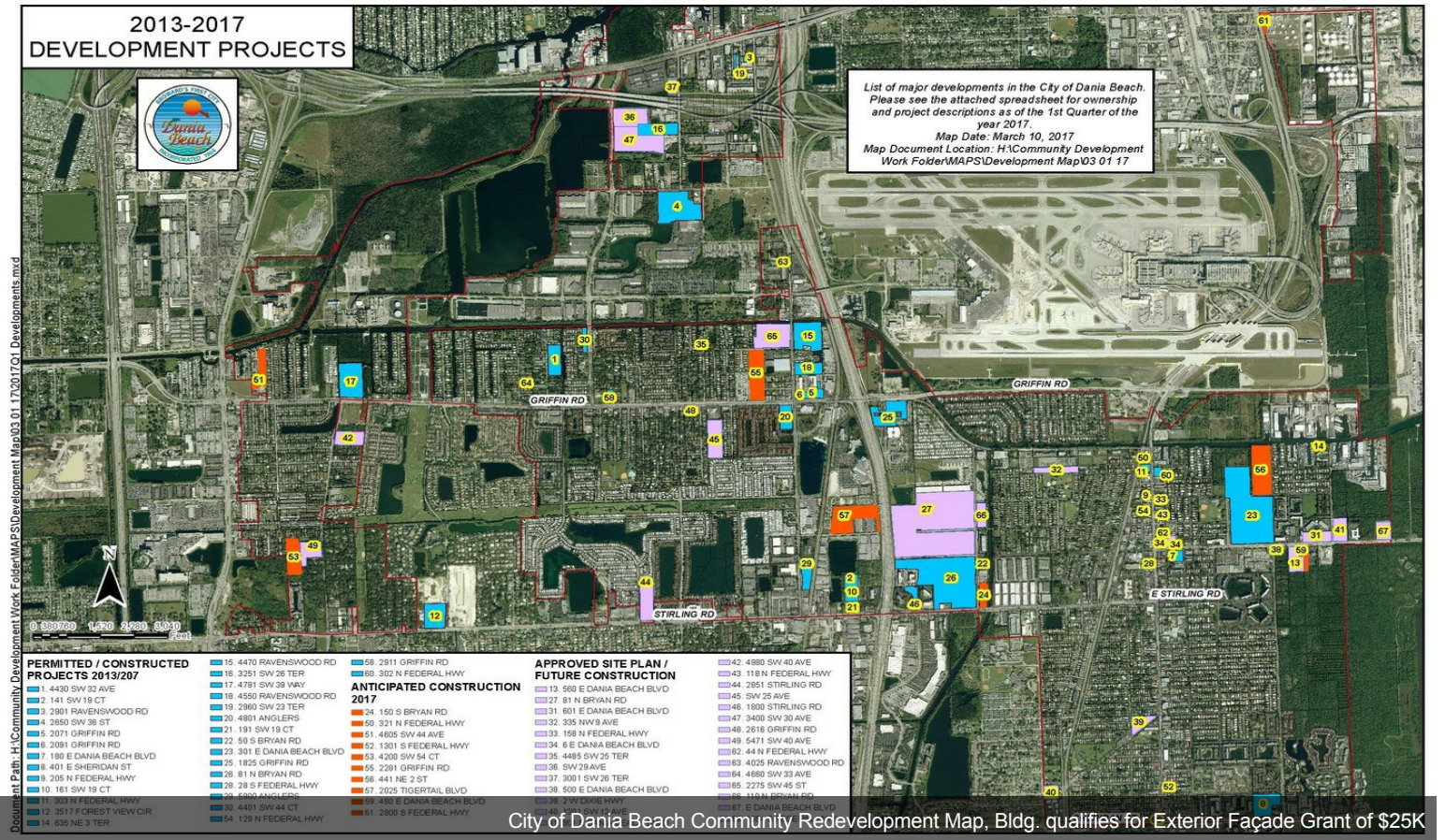


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Property Photos



Brand New Luxury Apts. next door w/retail on the ground floor! Wyndham Hotel going up across the ST.



Property Photos



CERTIFICATE OF USE 200 sq.ft. indoor & 243 sq. ft. of outdoor seating area 14 parking spaces



Building Photo

Property Photos



Building Photo

E Dania Beach Blvd - Google Maps

7/20/17, 10:36 AM

Google Maps 50 E Dania Beach Blvd



Street View - Feb 2015

