

FOR SALE

# 1133, 1135, 1141 NW 7TH AVENUE FT. LAUDERDALE, FLORIDA 33311

BROWARD COUNTY



## PROPERTY FEATURES

The property is located in a residential section of Ft. Lauderdale called South Middle River, just two blocks North of Sunrise Blvd. The property includes three (3) parcels with three separate addresses: 1133 NW 7th Avenue, 2,292 SF; 1135 NW 7th Avenue, 2,247 SF; and 1141 NW 7th Avenue, 2,292 SF. The buildings are vacant. There is a full-size basketball court in the rear of the buildings. The property is Zoned RD-15, which is Residential Single Family and Duplex/Medium Density. Based on the zoning, the highest and best use would be to develop 4 duplexes; for a total of 8 units. However, the property was formerly used as a Broward County Children's Shelter, and the zoning also allows for a "Family Community Residence" for up to 10 people.

## PROPERTY OVERVIEW

Address:	1133, 1135, 1141 NW 7TH Avenue Ft. Lauderdale, Florida 33311
Land Area:	± .54 acres
Parcel Numbers:	#4942 34 03 7040, #4942 34 03 7030, #4942 34 03 7020
Zoning:	RD-15



## CONTACT

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CBRE, Inc. | Licensed Real Estate Broker



# FOR SALE FORT LAUDERDALE, FLORIDA

1133, 1135, 1141 NW 7TH AVENUE  
FT. LAUDERDALE, FLORIDA 33311

## OFFERING SUMMARY

### PROPERTY DESCRIPTION

The property is located in a residential section of Ft. Lauderdale called South Middle River, just two blocks North of Sunrise Blvd. The property includes three (3) parcels with three separate addresses: 1133 NW 7th Avenue; 1135 NW 7th Avenue, and 1141 NW 7th Avenue. The buildings are vacant and should be demolished. There is a full-size basketball court in the rear of the buildings. The property is Zoned RD-15, which is Residential Single Family and Duplex/Medium Density. The zoning allows for 4 duplexes; for a total of 8 units; or for a "Family Community Residence" for up to 10 people.

### LOCATION

Located less than 1 mile East of I-95, and 2 blocks North of Sunrise Blvd, in the South Middle River section of Ft. Lauderdale.

### SIZE

± .54 acres and ± 6,831 SF of buildings

### ZONING

RD-15

### AREA INFORMATION

Downtown Ft. Lauderdale is only 1.9 miles south of the property; the Ft. Lauderdale/Hollywood Airport is 8.4 miles south of the property and Port Everglades is 4.7 miles east of the property.

### TRAFFIC COUNTS

- 5,100 cpd on NW 7th Ave.
- 52,000 cpd at intersection of Sunrise Blvd and NW 7th Ave.

### PRICING

The property is to be sold via sealed bid "as is", "where is". Bids will be accepted until **12:00 NOON EST, TUESDAY, NOVEMBER 12, 2019**. Any bid received after that time will be returned to the BIDDER unopened. The Department of Environmental Protection is not responsible for bids mailed but not arriving by **12:00 NOON EST, TUESDAY, NOVEMBER 12, 2019**. All bids received by the bid submission deadline will be publicly opened at **2:00 PM EST, TUESDAY, NOVEMBER 12, 2019**.

The minimum acceptable bid will be **\$264,000.00**. Any bids that are less than minimum acceptable bid will be considered counterproposals and will be deemed non-responsive and rejected.

## FOR MORE INFORMATION PLEASE CONTACT:

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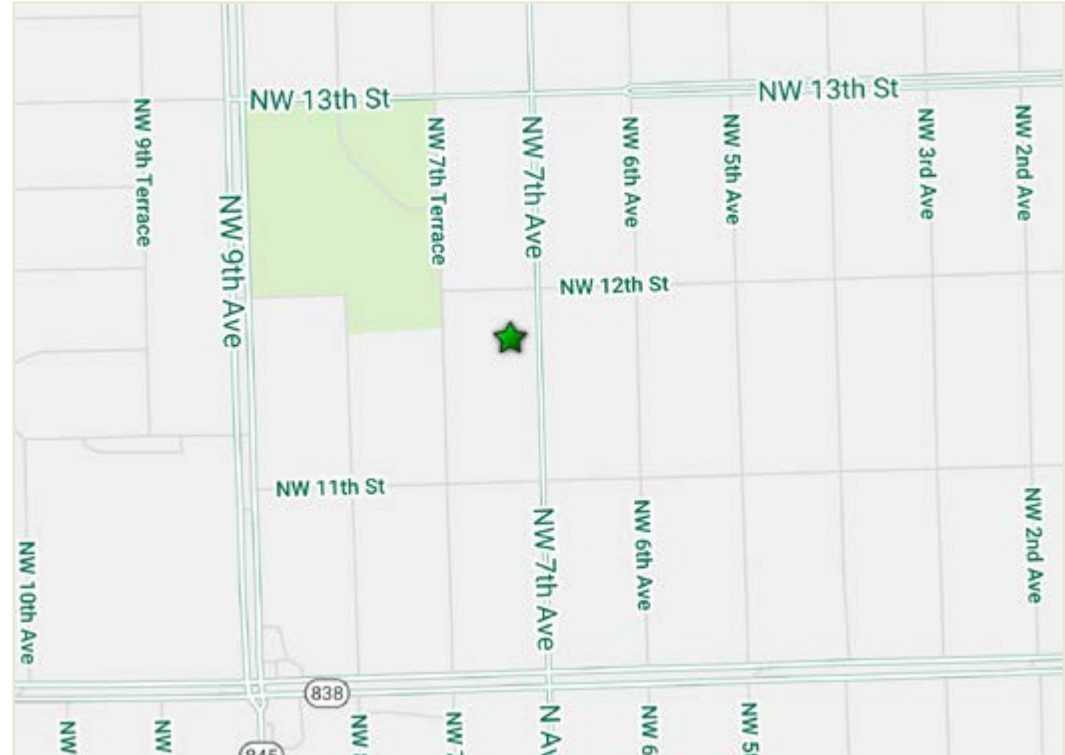
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## PROPERTY LOCATION



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