



SAWGRASS COMMERCIAL DEVELOPMENT
1213 NW 136TH AVENUE, SUNRISE, FL 33323
LAND - COMMERCIAL

OFFERING SUMMARY

Price	\$3,000,000
Down Payment	All Cash
Price/SF	\$26.49
Lot Size(Acres)	2.6 acre(s)
Price/Acre	\$1,153,846

PROPERTY SUMMARY

Assessors Parcel Number	4940-34-02-0024, 4940-34-02-0050
Zoning	B-3

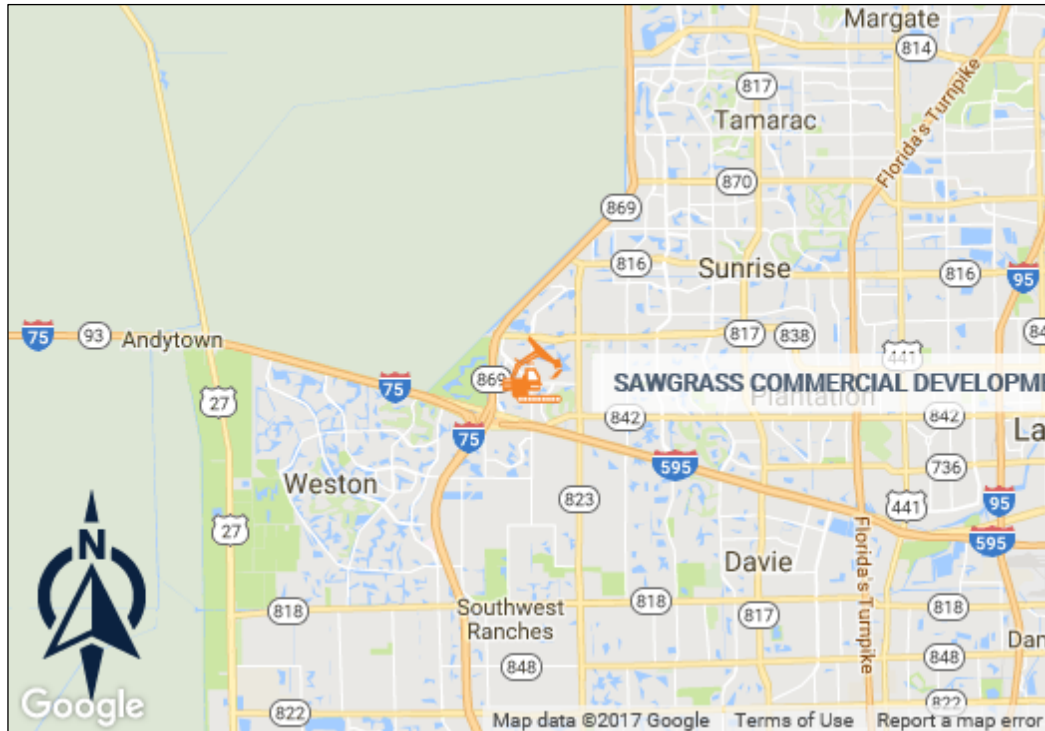
PUBLIC UTILITIES



EXCLUSIVELY LISTED BY:

Alex D. Zylberglait
 Senior Managing Director Investments
 Tel: (786) 522-7000
 License: FL BK3015211
alex.zylberglait@marcusmillichap.com
www.marcusmillichap.com/AlexDZylberglait


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INVESTMENT HIGHLIGHTS

- Great Exposure With Excellent Visibility
- Zoned B-3 (Intense Commercial Business District)
- 2.6 Acres of Land Located in Sawgrass International Corporate Park
- Numerous Development Projects in the Area
- Located Directly on North Harrison Parkway With Traffic Counts of Over 28,000 VPD
- Easy Access to the Sawgrass Expressway and Interstate 595

PROPERTY SUMMARY

ASSET PERFORMANCE DATA

CURRENT

PROFORMA