



RETAIL LAND & BUILDING FOR SALE, LEASE OR GROUND LEASE



175' frontage on Federal Highway (US-1)

0.62 AC of Retail Land with 3,637 +/- SF Building

4410 North Federal Highway, Fort Lauderdale, FL 33308

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The Rotella Group Inc.
COMMERCIAL REAL ESTATE



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Free-standing building (actually an **Auto Repair Shop**), property may also be able to be redeveloped.



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- Tremendous North Federal Highway exposure
- Close to Holly Cross Medical Complex (Hospital, Medical Offices, etc.).
- B-1 Zoning
- Great redevelopment site

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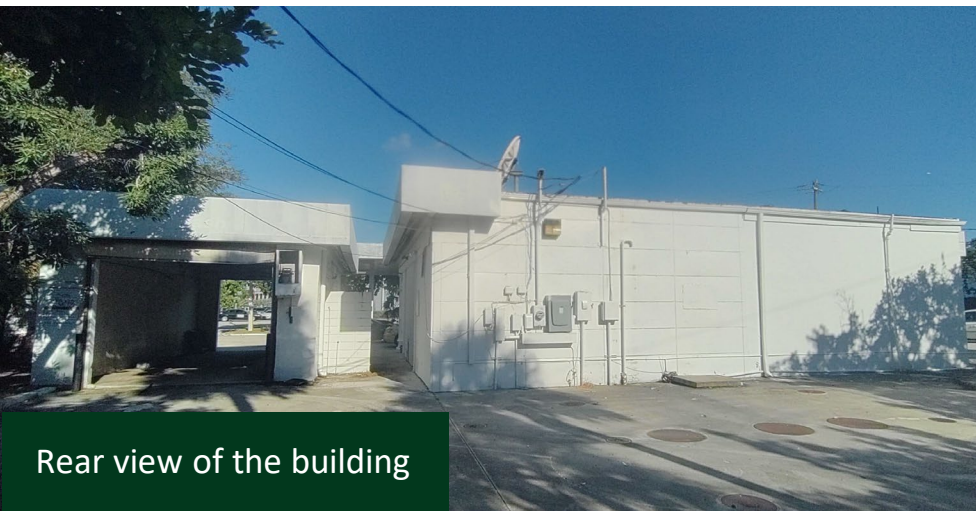
2 ingress and egress entrances



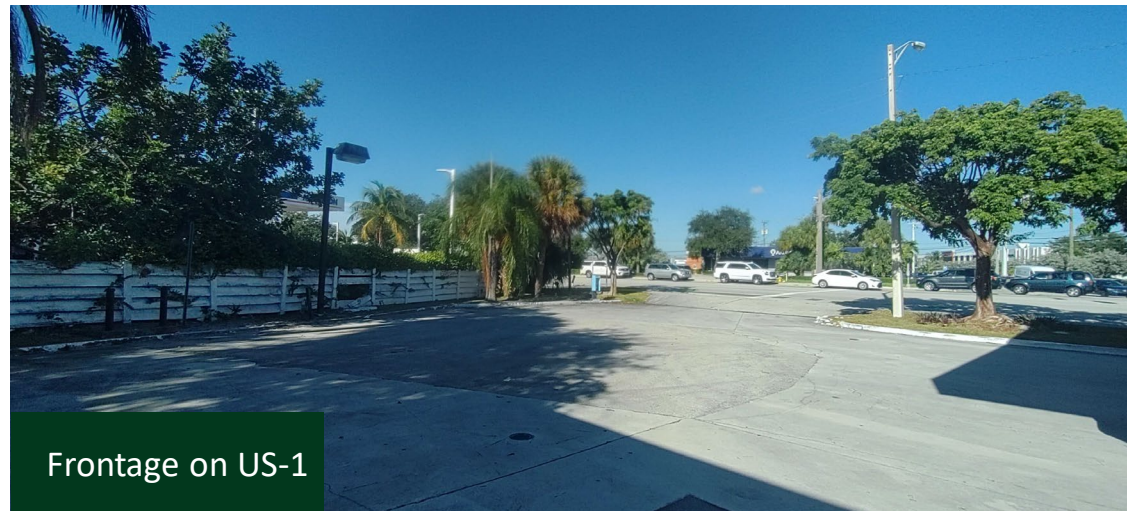
Former gas station structure



Rear view of the building



Frontage on US-1



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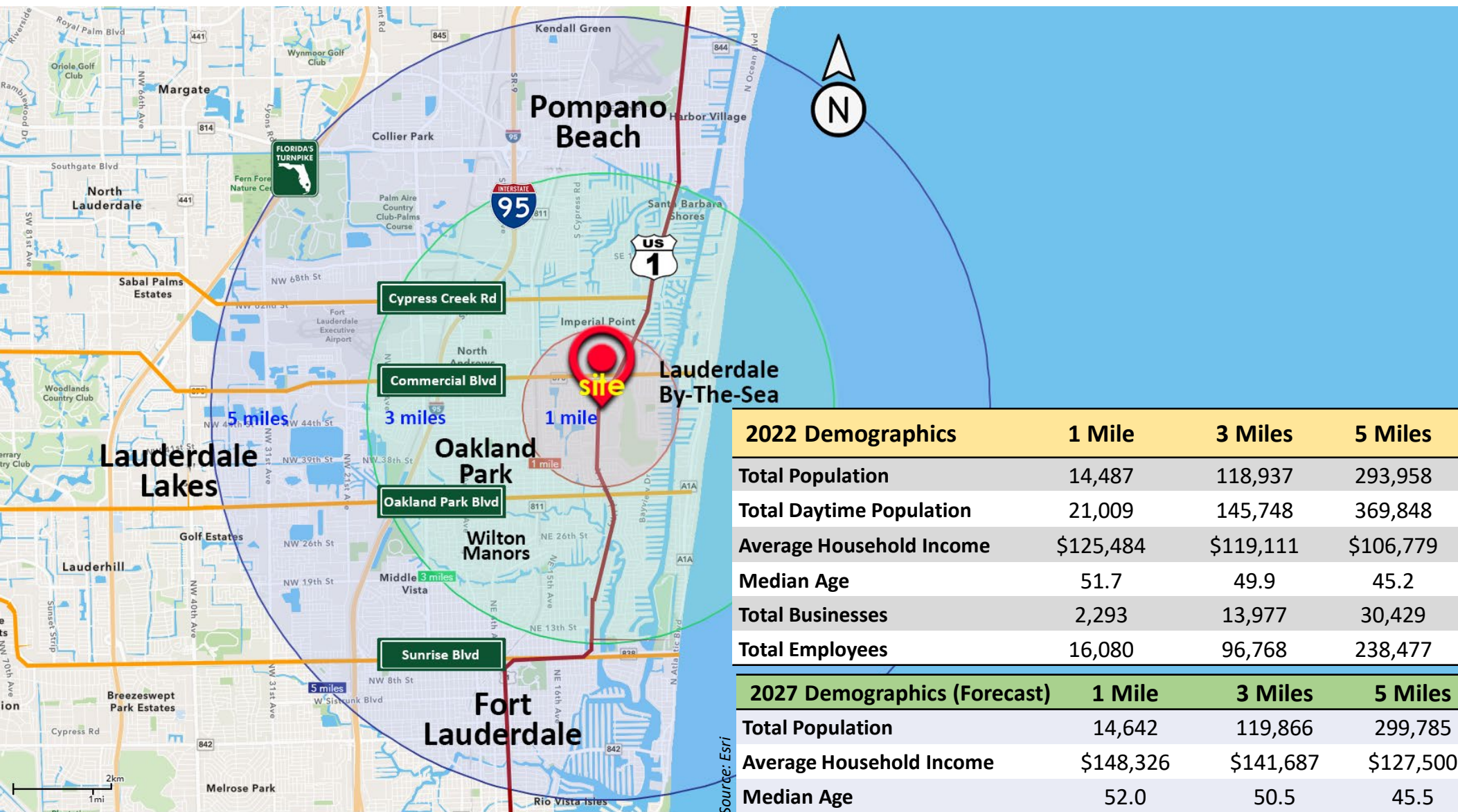


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Commercial Real Estate Brokers

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