

THE TIDES AT BRIDGESIDE SQUARE

3020 NE 32 Avenue, Fort Lauderdale, FL 33306



FOR SALE
PROFESSIONAL OFFICE/RETAIL SPACE

Joseph Jarkesy, CCIM
Office: 954.890.3390
jjarkesy@CREassetadvisors.com

3471 N Federal Highway | Suite 205
Fort Lauderdale, FL 33308
www.creassetadvisors.com

PROPERTY SUMMARY

3020 NE 32 Avenue, Fort Lauderdale, FL 33306



PROPERTY DESCRIPTION

- CRE Asset Advisors presents a rare opportunity to own a small bay Retail/Office condo in Fort Lauderdale. Located in The Tides at Bridgeside Square, this mixed use development has a built in customer base with 246 residential units on site that create an ideal live work environment within walking distance to Fort Lauderdale Beach. The property boasts protected garage parking, professional onsite management, valet service, and numerous amenities for building residents.
- Some free parking included additional spaces available
- Central beachside location

OFFERING SUMMARY

Property ID:	494330AL0060
Built:	2005
Use:	12 - Mixed use - store / office / residential combination
Unit SF:	Up to 1,822 SF
Parking:	2-7 Spaces
Additional Parking:	\$53.50/month

SUITE 106 PHOTOS

3020 NE 32 Avenue, Fort Lauderdale, FL 33306



UNIT FEATURES

- Ground floor entry
- ADA compliant restroom
- Stone tile flooring throughout
- Two owner parking spaces in the adjacent parking garage included
- **ASKING: \$350,000.00**

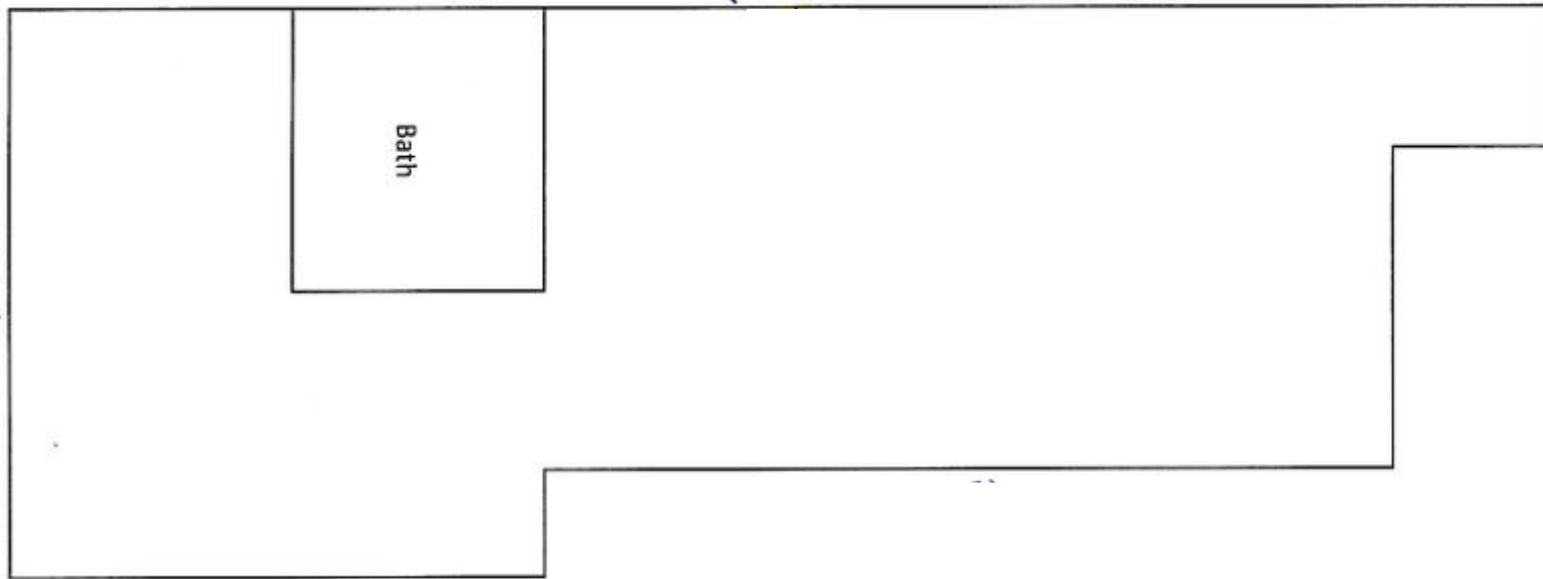


Suite 106 | 636 SF

3020 NE 32 Avenue, Fort Lauderdale, FL 33306

\$350,000.00 Asking

OFFICE/RETAIL SPACE



- Two parking spaces included
- Additional parking spaces \$53.50/month
- Monthly maintenance fees: \$430.07
- **ASKING: \$350,000.00**

SUITE 104/105 PHOTOS

3020 NE 32 Avenue, Fort Lauderdale, FL 33306



UNIT FEATURES

- Ground floor entry
- ADA compliant restroom
- Stone tile flooring throughout
- Five owner parking spaces in the adjacent parking garage included
- **ASKING: \$600,000.00**

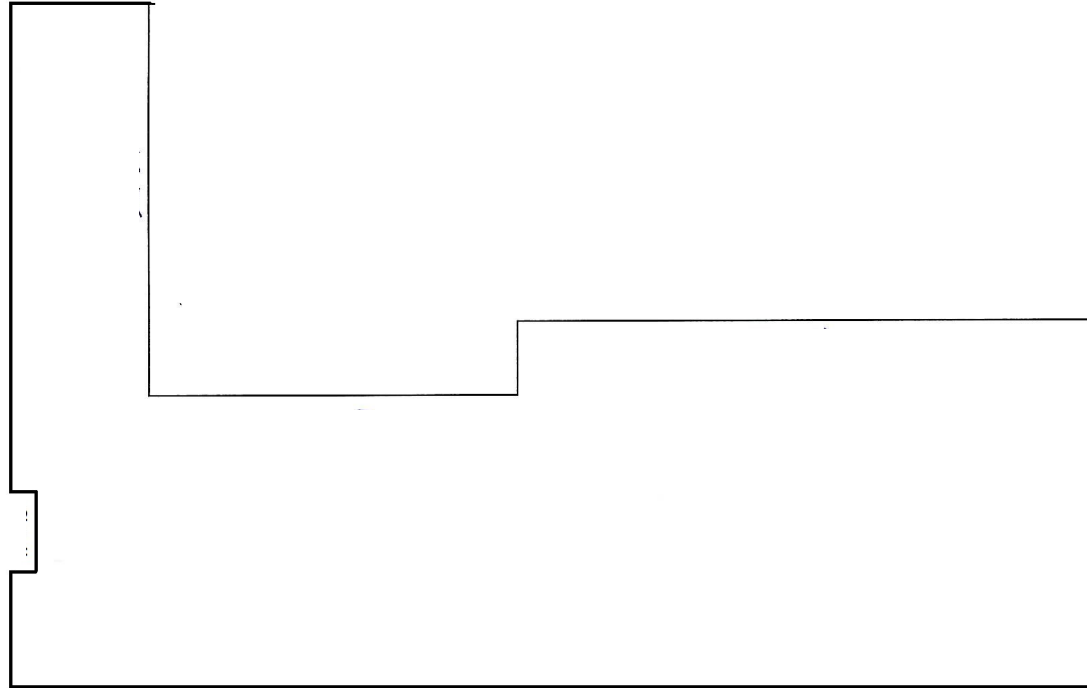


Suite 104/105 | 1,186 SF

3020 NE 32 Avenue, Fort Lauderdale, FL 33306

\$600,000.00 Asking

OFFICE/RETAIL SPACE



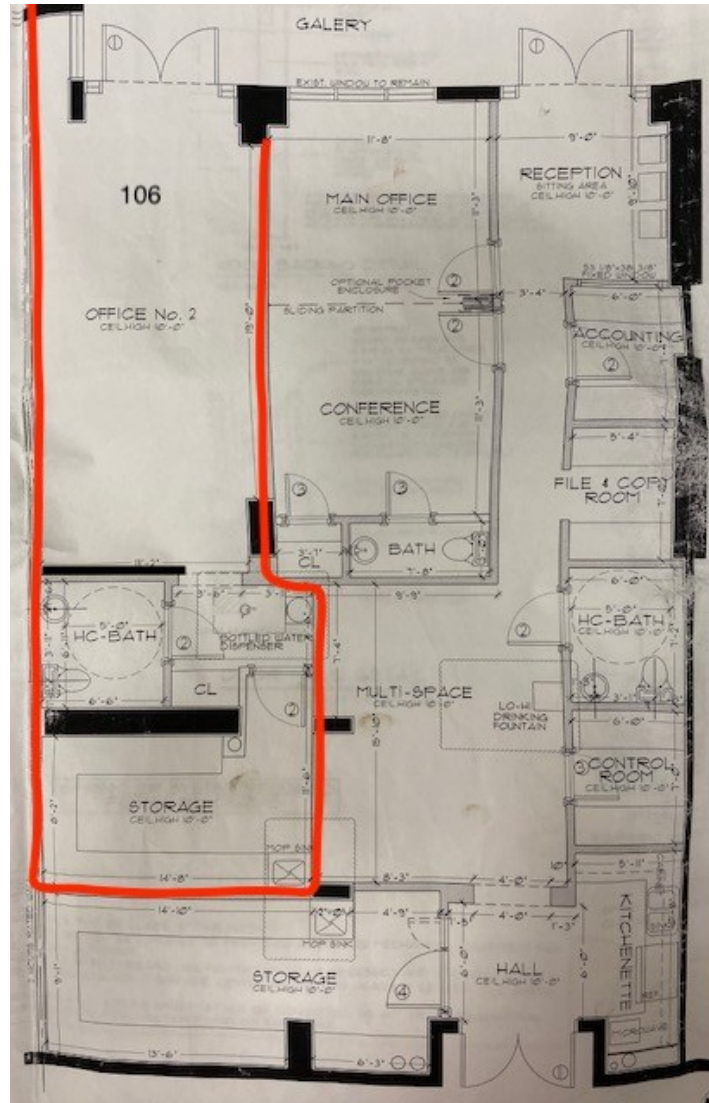
- Five parking spaces included
- Additional parking spaces \$53.50/month
- Monthly maintenance fees: \$759.07
- **ASKING: \$600,000.00**

Suite 104 -106| 1,822 SF

3020 NE 32 Avenue, Fort Lauderdale, FL 33306

\$875,000.00 Asking

OFFICE/RETAIL SPACE



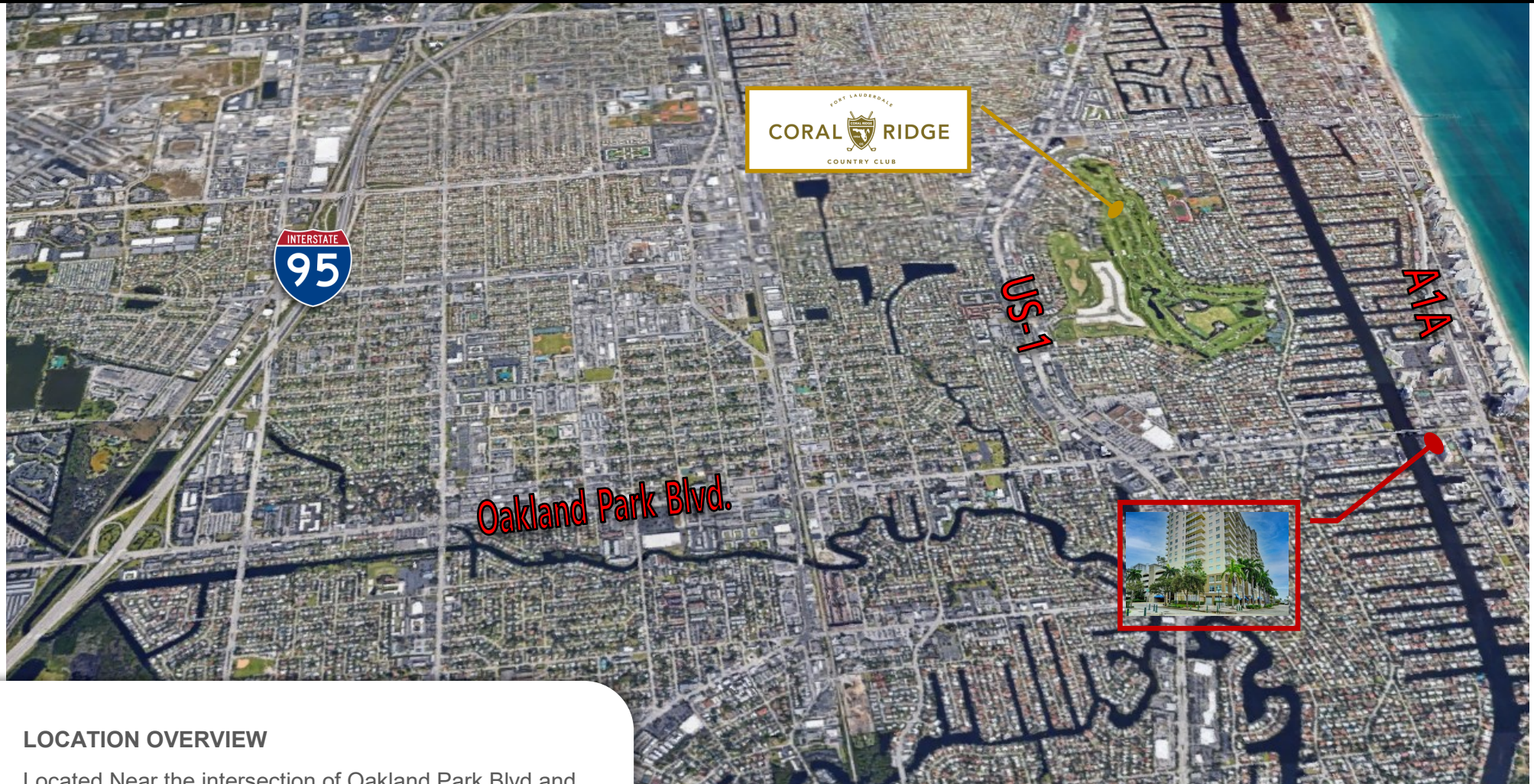
- Seven parking spaces included
- Additional parking spaces \$53.50/month
- **ASKING: \$875,000.00**

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FOR SALE

OFFICE/RETAIL SPACE



LOCATION OVERVIEW

Located Near the intersection of Oakland Park Blvd and A1A

Convenient central location allows quick access to major draws such as Intracoastal Restaurants, The Beach and Upscale Housing

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