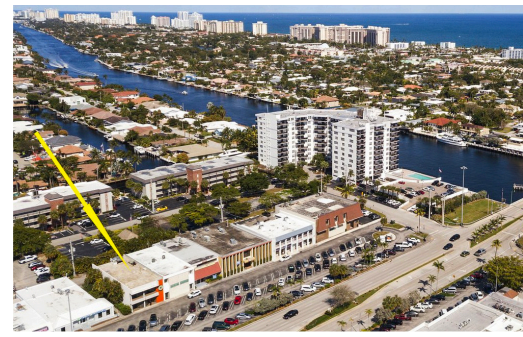


# For Sale: 3067 E Commercial Blvd Office Building Great for Owner-User!

3067 E Commercial Blvd, Fort Lauderdale, FL, 33308  
NWC of Commercial Blvd Intercoastal Bridge



**Bathrooms:** 5    **Conference Rooms:** 2    **Private Offices:** Total of 12 (6 on each floor)

**Executive Office:** Large private space on the second floor with front windows and private shower

**Reception Area:** Includes waiting space

**HVAC:** Updated systems (2-ton unit in 2023 for large upstairs office, 10-ton in 2022, and another small unit only a few years old.)

**Versatility:** Ideal for an owner-user or for leasing one floor while using the other

**Location:** Northeast Fort Lauderdale, close to I-95 access and local businesses

**Size:** 5,818 sqft

**Zoning:** CB (Commercial Business District)

**Facilities:** Equipped with an elevator and a sprinklered lobby

**Parking:** Public free and metered options along Commercial Blvd, and private parking on the north side

**Building Safety:** Passed a 25-year safety inspection (structural and electrical) on 1-12-24

**Condition:** To be sold as-is and will be 100% vacant

**Note:** Current tenants should not be disturbed. 100% vacant at sale.



For More Info Contact: DK Mink // (954) 568-0530 or  
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