



APEX
CAPITAL REALTY

FOR SALE

COVERED LAND

2605 N ANDREWS AVE
WILTON MANORS, FL 33311



ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



ADVISORS

FELIPE ESCOBAR

Commercial Advisor

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OFFERING SUMMARY

2605 N ANDREWS AVE, WILTON MANORS, FL 33311

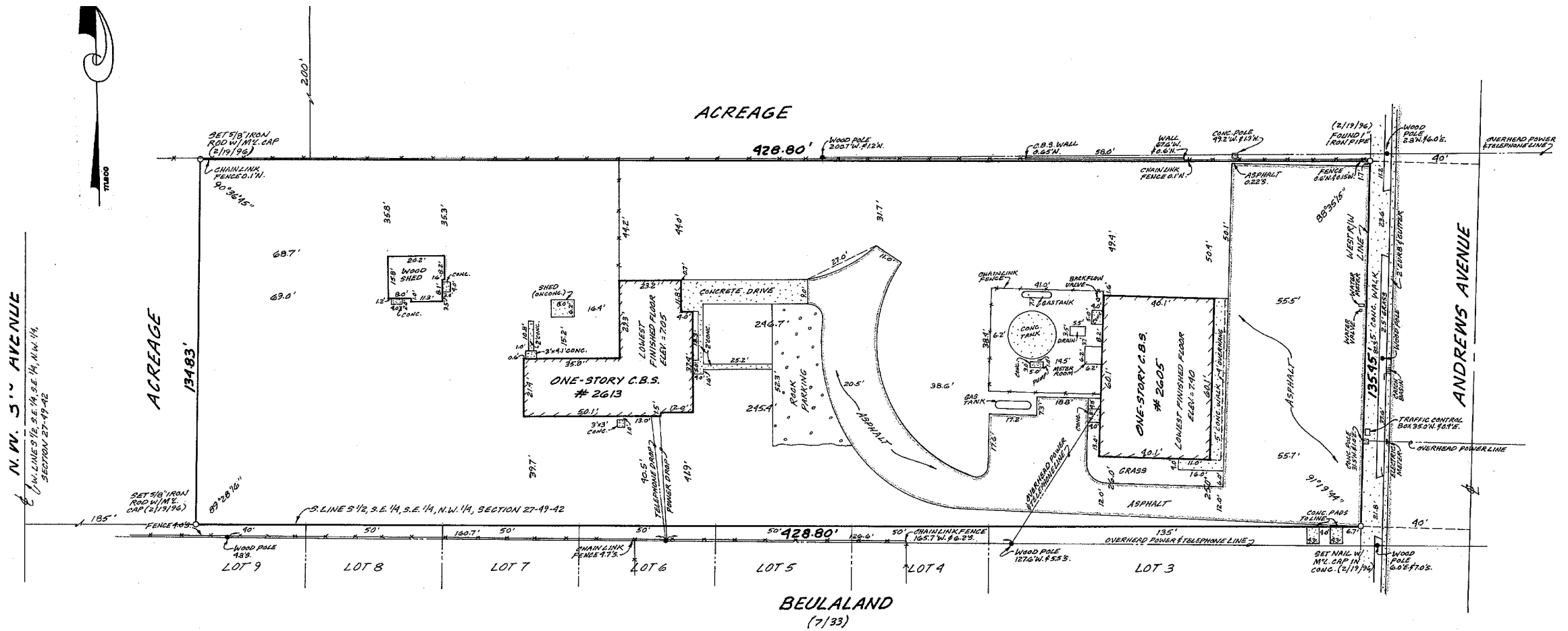
Lot Size	57,209 SF (1.31 Acres)
Building Size	6,342 SF
Max Height	3 Stories
Zoning	TOC - W
Unit Count	86 Units
Asking Price	\$3,900,000

2605 N Andrews Ave in Wilton Manors, FL, offers a compelling investment opportunity on 1.31 acres of land. Zoned for up to 70 units across four stories, this site is primed for transformative residential development. With Wilton Manors' dynamic atmosphere and supportive development environment, investors can shape the local skyline while meeting the area's housing needs.

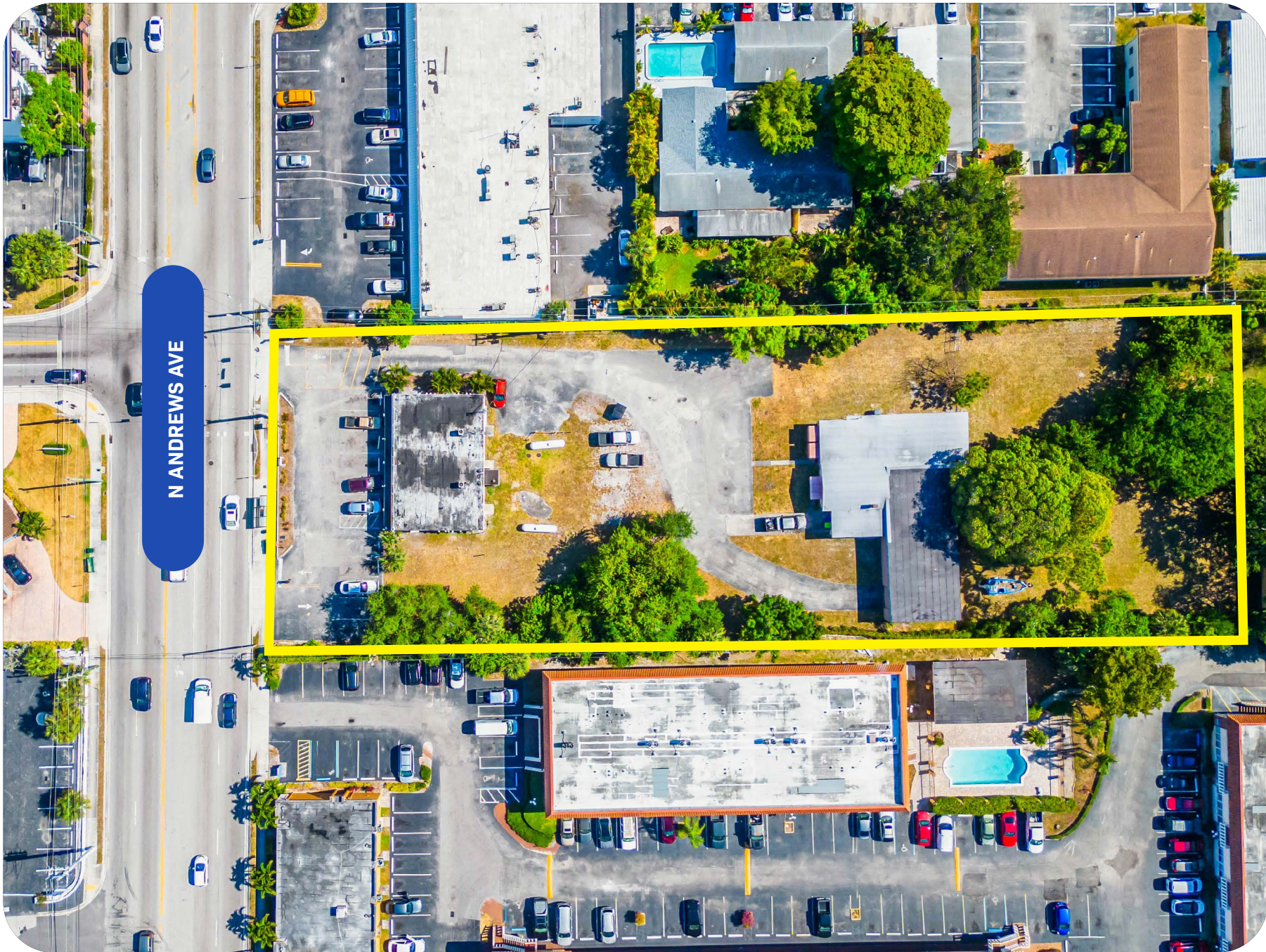
Leveraging innovative design and community engagement, this project promises to redefine urban living in South Florida, offering long-term value and positive community impact.



SURVEY



BIRD'S EYE VIEW



EAST VIEW

LAUDERDALE BEACH

4 MILES AWAY

ART & ENT DISTRICT

1.3 MILES AWAY



N ANDREWS AVE

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N ANDREWS AVE

SOUTH VIEW

DOWNTOWN FT LAUDERDALE

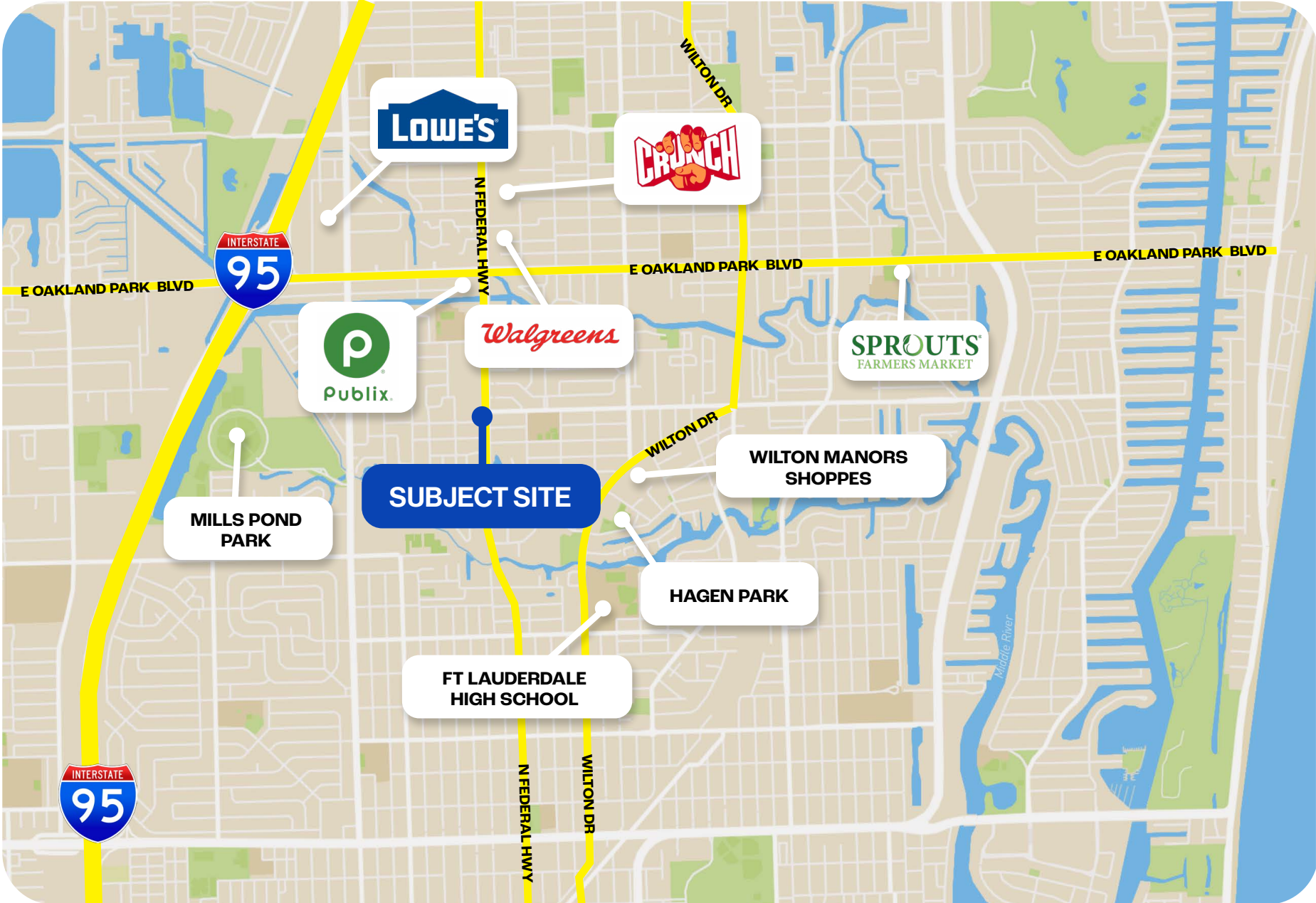
3.1 MILES AWAY



N ANDREWS AVE

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RETAIL MAP





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