



FOR SALE

COVERED LAND

2605 N ANDREWS AVE
WILTON MANORS, FL 33311



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	79 UNITS
Asking Price	\$3,500,000

Apex Capital Realty is proud to present a rare opportunity to acquire a strategically located development site in the heart of Wilton Manors, right off of the highly-trafficked North Andrews Avenue, one of Broward County's most vital commercial arteries.

The site is currently improved with a freestanding coin laundry in the front and a separate small office space in the rear. The seller proposes to remain as the long-term operator of the coin laundry under a 99-year lease at nominal rent, providing a developer with a unique opportunity to acquire a well-located site that, by right, permits the development of up to 79 residential units—all at a highly attractive land basis.

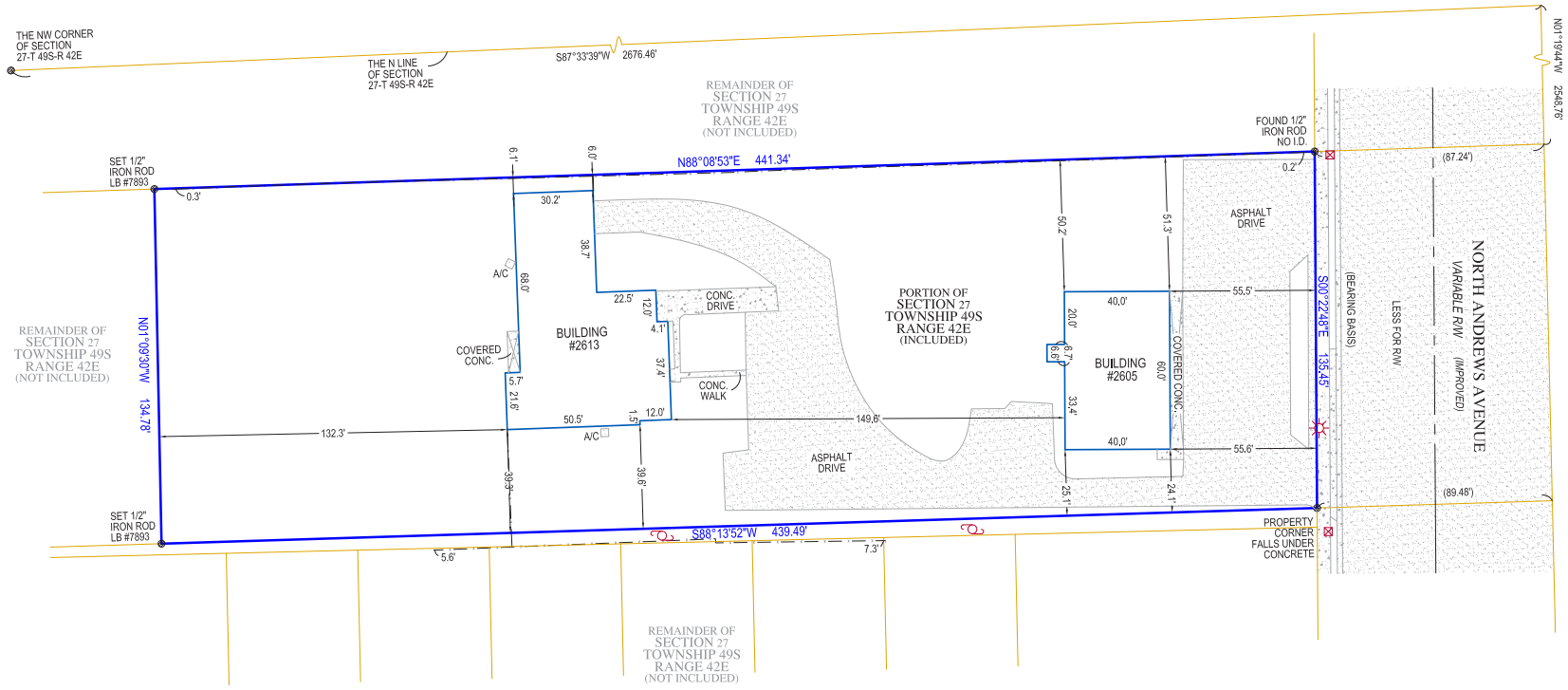
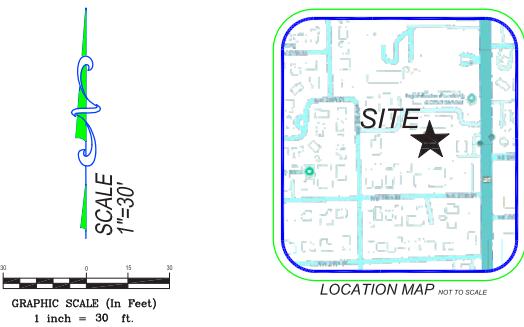
Whether an investor is looking to land-bank or break ground immediately on a new residential project, 2605 N Andrews Ave offers unmatched flexibility, visibility, and long-term value in the heart of East Broward.



HIGHLIGHTS

- Prime Frontage on North Andrews Ave – one of Broward County's major north-south commercial corridors
- By-Right Development for 79 Units – ideal for multifamily or mixed-use developers
- Strategic Location – Minutes from Wilton Drive, Flagler Village, and downtown Fort Lauderdale
- Outstanding Land Basis – Significant upside due to pricing and high allowable density

SURVEY



ABBREVIATION DESCRIPTION:			
A.E.	ANCHOR EASEMENT	F.F.E.	FINISH FLOOR ELEVATION
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL
C	CALCULATED	L	LENGTH
CH	CHORD	L.A.E.	LIMITED ACCESS EASEMENT
(C)	CENTRAL / DELTA ANGLE	L.M.E.	LIENS MORTGAGE EASEMENT
D	DEED / DESCRIPTION	M	MEASURED / FIELD VERIFIED
D.E.	DRAINAGE EASEMENT	M.D.	MANHOLE
D.H.	DRAIN HOLE	M&C	MANHOLE & CISTERN
D.W.	DRAINAGE	N	NOT RADIAL
D.W.	DRAINAGE	N.S.	NOT TO SCALE
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES
		O.R.B.	OFFICIAL RECORDS BOOK
		P.B.	PLAT BOOK
		P.C.	POINT OF CURVATURE
		P.C.C.	POINT OF COMMENCEMENT
		P.C.R.	POINT OF BEGINNING
		P.O.C.	POINT OF COMMENCEMENT
		P.O.R.	POINT OF REVERSE CURVE
		P.T.	POINT OF TANGENCY
		R.V.	RIGHT-OF-WAY
		R	RADIAL / RADIUS
		S.I.R.	SET IRON ROD
		T.O.B.	TOP OF BANK
		U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:			
	CATCH BASIN		MISC. FENCE
	CENTERLINE ROAD		PROPERTY CORNER
	COVERED AREA		UTILITY BOX
	EXISTING ELEVATION		UTILITY POLE
	HYDRANT		WATER METER
	MANHOLE		WELL
	METAL FENCE		WOOD FENCE

SURVEY NOTES
ASPHALT DRIVE CROSSING THROUGH INTO R/W ALONG EASTERLY LOT LINE.
THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) *David G. Cutler*
DAVID G. CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593



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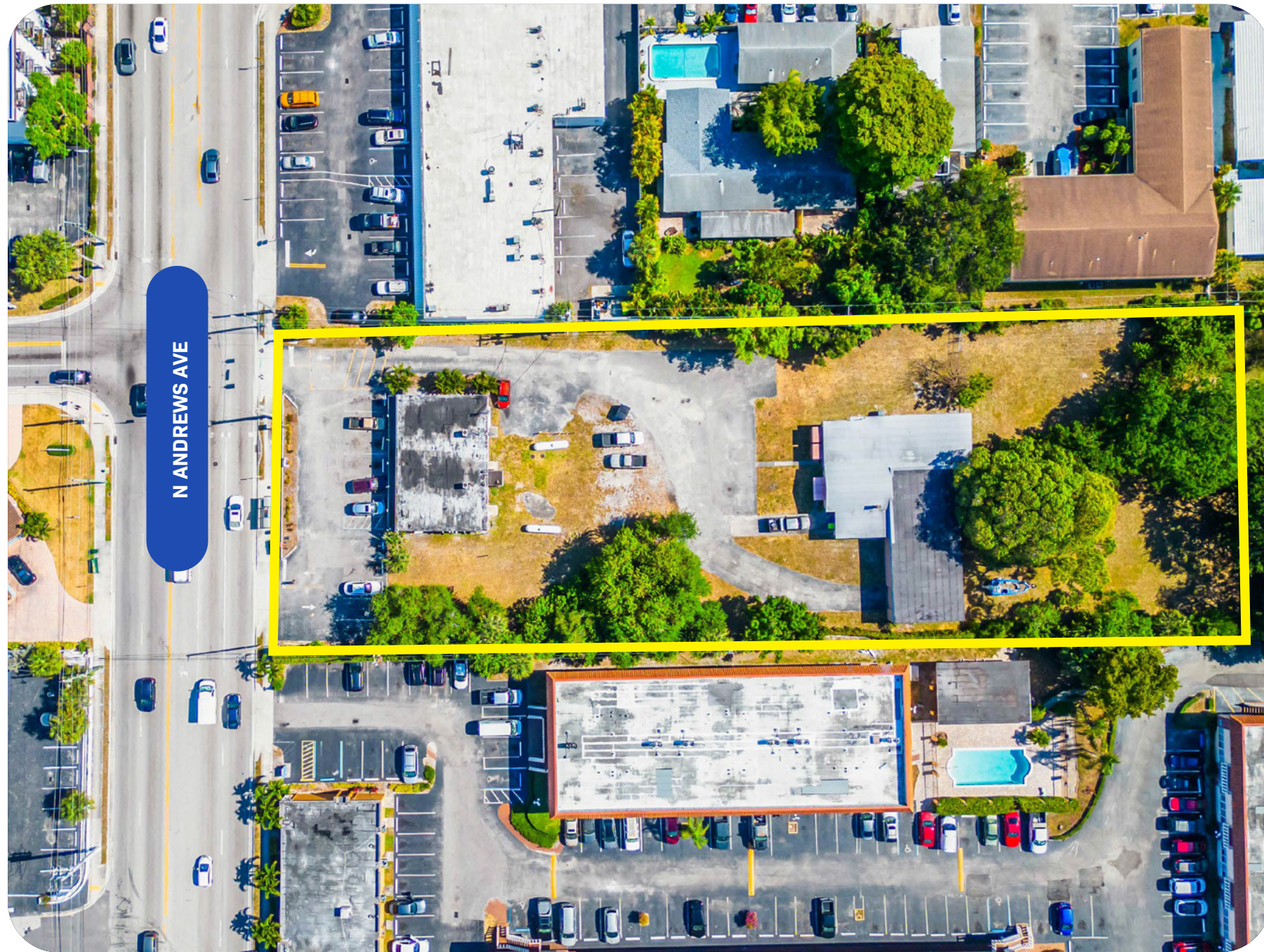
- GENERAL NOTES:**
- LEGAL DESCRIPTION PROVIDED BY OTHERS.
 - THE LINES SHOWN ON THIS SURVEY ARE BASED ON THE RECORDS OF THE FLORIDA DEPARTMENT OF REVENUE, AND THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER RECORDS THAT MAY AFFECT THE SURVEY.
 - UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER STRUCTURES ARE NOT SHOWN ON THIS SURVEY. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATION OR DEPTH OF SUCH UTILITIES OR STRUCTURES.
 - WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE.
 - CONCRETE FOUNDATIONS ARE NOT SHOWN ON THIS SURVEY. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATION OR DEPTH OF SUCH FOUNDATIONS.
 - DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.



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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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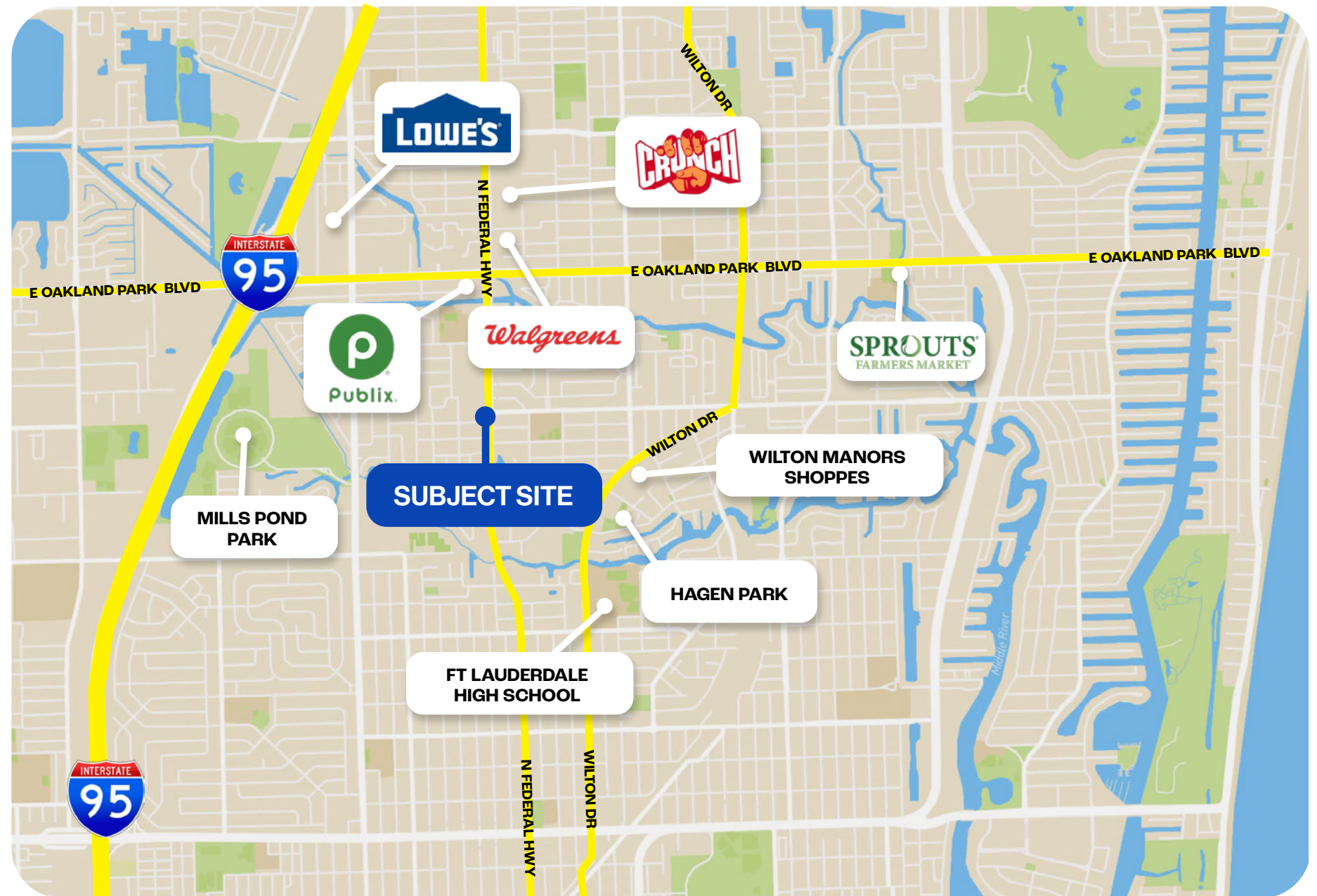
SOUTH VIEW

DOWNTOWN FT LAUDERDALE

3.1 MILES AWAY



RETAIL MAP



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.





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