

REAL ESTATE AUCTION

Prime Restaurant / Bar in the Heart of Fort Lauderdale

301-307 SW 2nd Street, Fort Lauderdale, Florida 33312



Exclusively Presented By:



**Live On-Site Auction:
Wednesday, June 5 @ 11 AM**



Table of Contents

Executive Summary	3
Site Plan / Location Maps	7
Photographs	12

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Real Estate Auction Consultant:

**Francis D. Santos
954.931.0644**

francis@fisherauction.com

EXECUTIVE SUMMARY



OVERVIEW

Fisher Auction Company and EXP Realty are pleased to present via Live Real Estate Auction an 11,500± Square Foot Prime Restaurant / Bar in the Heart of Downtown Fort Lauderdale, Florida

Property Highlights

- Newly Constructed State-of-the -Art Free Standing Building with 11,500± Square Feet Total Area on a Large .41± Acre Corner Lot
- Prime Location in the Heart of the Riverwalk Area in Downtown Fort Lauderdale
- Within the Special Entertainment Open Container District with a 4 AM Liquor License
- Frontage includes 152± Feet along SW 2nd Street and 130± Feet along SW 3rd Avenue
- Just East of the Museum of Discovery and Science and the Broward Performing Arts Center
- Buildout includes 6 Interior/Exterior Bar Areas with a maximum of 556 Patrons and 216 Seating
- Fully Equipped Restaurant / Nightclub with Elevated Stage perfect for Headliner Live Entertainment
- 14 On-Site Parking Spaces with Perpetual Easement Agreement to adjacent Parking Lot Area with 100+ Spaces
- Close Proximity to Major Commercial, Retail and Residential Redevelopment and Brightline Station
- Second Floor VIP Bars and Banquet Area with Manager's Office and Green Room with Private Bathroom and Shower

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Construction Details / Features

- CBS Construction / Built in 2018
- Barrel Tile Roof
- Impact Resistant Windows and Doors
- Full Commercial Kitchen w/ Walk-In Cooler and Freezer
- Tile Flooring
- Commercial Elevator
- HVAC – 5 Central, Multi-Zoned Units
- Fire Alarm / Sprinklers
- High Tech Video Security System
- Bathrooms – 1st Floor- 2 Men's, 2 Women's / Second Floor- 2 Men's, 2 Women's
- Glycol Cooling System for Draft Lines includes 16 Taps at Main Bar and 8 at each Satellite Bar
- Walk-In Cooler at Main Bar
- 3 Big Screen Television Sets
- Handicap Wheel Chair Lift – Building is ADA Compliant
- State-of-the-Art Sound System and LED Lighting
- 2 Commercial 2,400 Pound Ice Machines
- 12 Custom Built Natural Gas Lanterns
- 3 DJ Sound/Lighting Booths
- Custom Ceiling Fans
- Wi-Fi Throughout
- Fully Furnished and Supplied Operating Restaurant/Bar/Entertainment Business
- Fully Customized Building designed by Steve Edwards AIA and Built by RCC Associates
- 2 Security Safe's
- On-Site Commercial Trash Compactor

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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address: 301-307 SW 2nd Street, Fort Lauderdale, Florida 33312

Building Size: 11,500± Total SF / 8,477± SF Interior

Lot Size: 17,942± SF / .41± Acres

Access: SW 2nd Street and SW 3rd Avenue

Zoning: H-1 / RAC-AS

Utilities: Municipal Water and Sewer

2019 Taxes: TBD

Folio: 5042-10-01-2260

Legal Description: FT LAUDERDALE B-40 D LOT 13 & 14, TOGETHER WITH LOT 15 LESS THE N 18 FEET OF THE WEST 95 FEET OF SAID LOT 15, TOGETHER WITH THE E1/2 OF THE VAC'D ALLEY LYING WEST AND ADJACENT TO SAID LOTS 13, 14 AND PORTION OF 15 BLK 17

Flood Zone: Zone AH- Per FEMA Panel No. 12011C0557H

Directions: From I-95 East on Broward Boulevard to SW 4th Avenue. Right to SW 2nd Street. Left to Address

AUCTION DETAILS

Auction Method:	\$6,600,000 Minimum Bid plus a 7% Buyer's Premium Recently Appraised for \$9,850,000 Pre Auction Offers Encouraged
Auction Date / Time:	Wednesday, June 5, 2019 @ 11:00 AM ET
Auction Location:	Onsite; 301 SW 2 nd Street, Fort Lauderdale, Florida 33312 Real Time Online Bidding Available
Qualifying Bidder Requirements:	<ul style="list-style-type: none"> ➤ Bidders must wire transfer the initial qualifying Escrow Deposit in the amount of \$100,000 in U.S. Funds to Les H Stevens P A Florida Bar Foundation IOTA Trust Account (Escrow Agent/Settlement Agent Name), no later than Monday, June 3 at 4 PM ET. ➤ An Additional Escrow Deposit ("Additional Escrow Deposit") equal to the difference between 10% of the Total Purchase Price and the Initial Escrow Deposit, is to be paid to Les H Stevens P A Florida Bar Foundation IOTA Trust Account (Escrow Agent/Settlement Agent), via wire transfer in U.S. Funds. Said wire transfer to be initiated by no later than 4:00 PM ET on Wednesday, June 5, 2019
Broker Participation:	2% of the Final Bid Price. Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form

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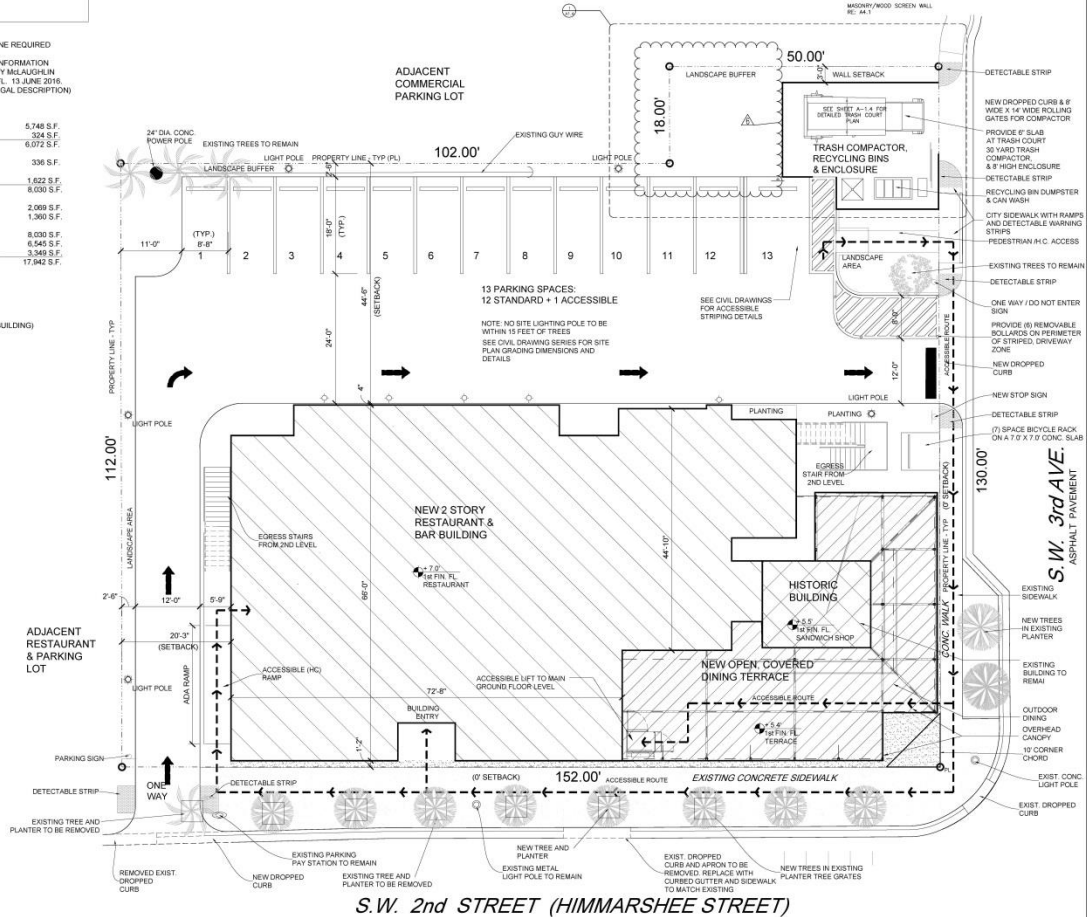
SITE PLAN / LOCATION MAPS



SITE PLAN

SITE DATA

ZONING:	H-1 (RAC-AS)	
PARKING:	13 STANDARD, SELF-PARK SPACES/ NONE REQUIRED	
SURVEY:	ALL SITE PLAN & LEGAL DESCRIPTION INFORMATION SHOWN IS FROM BOUNDARY SURVEY BY MCLAUGHLIN ENGINEERING, INC. FT. LAUDERDALE, FL. 13 JUNE 2016. FILE # 88-1-55(14) (SEE SURVEY FOR LEGAL DESCRIPTION)	
SITE AREA:	17,924 S.F. (0.4115 ACRES)	
BUILDING AREAS:	1ST FLOOR INTERIOR: 5,748 S.F.	
	HISTORIC BUILDING: 324 S.F.	
	TOTAL: 6,072 S.F.	
	STORAGE BUILDING: 336 S.F.	
	1ST FLOOR EXTERIOR TERRACE: 1,622 S.F.	
	TOTAL: 8,030 S.F.	
	2ND FLOOR INTERIOR: 2,069 S.F.	
	2ND FLOOR DECK: 1,360 S.F.	
SITE BREAKDOWN:	TOTAL BUILDING FOOTPRINT: 8,030 S.F.	
	PARKING AREA: 6,543 S.F.	
	LANDSCAPE & HARDSCAPE AREAS: 3,349 S.F.	
	TOTAL: 17,922 S.F.	
SET BACKS:	STANDARD	PROVIDED
FRONT (SOUTH):	0'	0'
REAR (NORTH):	0'	44'-6"
SIDE STREET (EAST):	0'	0'
SIDE INTERIOR (WEST):	0'	20'-3"
BUILDING HT.:	25' (MAX.)	25' (2 STORY BUILDING)



SITE PLAN

1/8"=1'

SEA
Steve Edwards Architectural LLC
1001 S.W. 14th Terrace
Davie, FL 33317
Phone: 954.278.1111
Fax: 954.278.1112

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Construction Documents VE Revision for Permit # 15063636

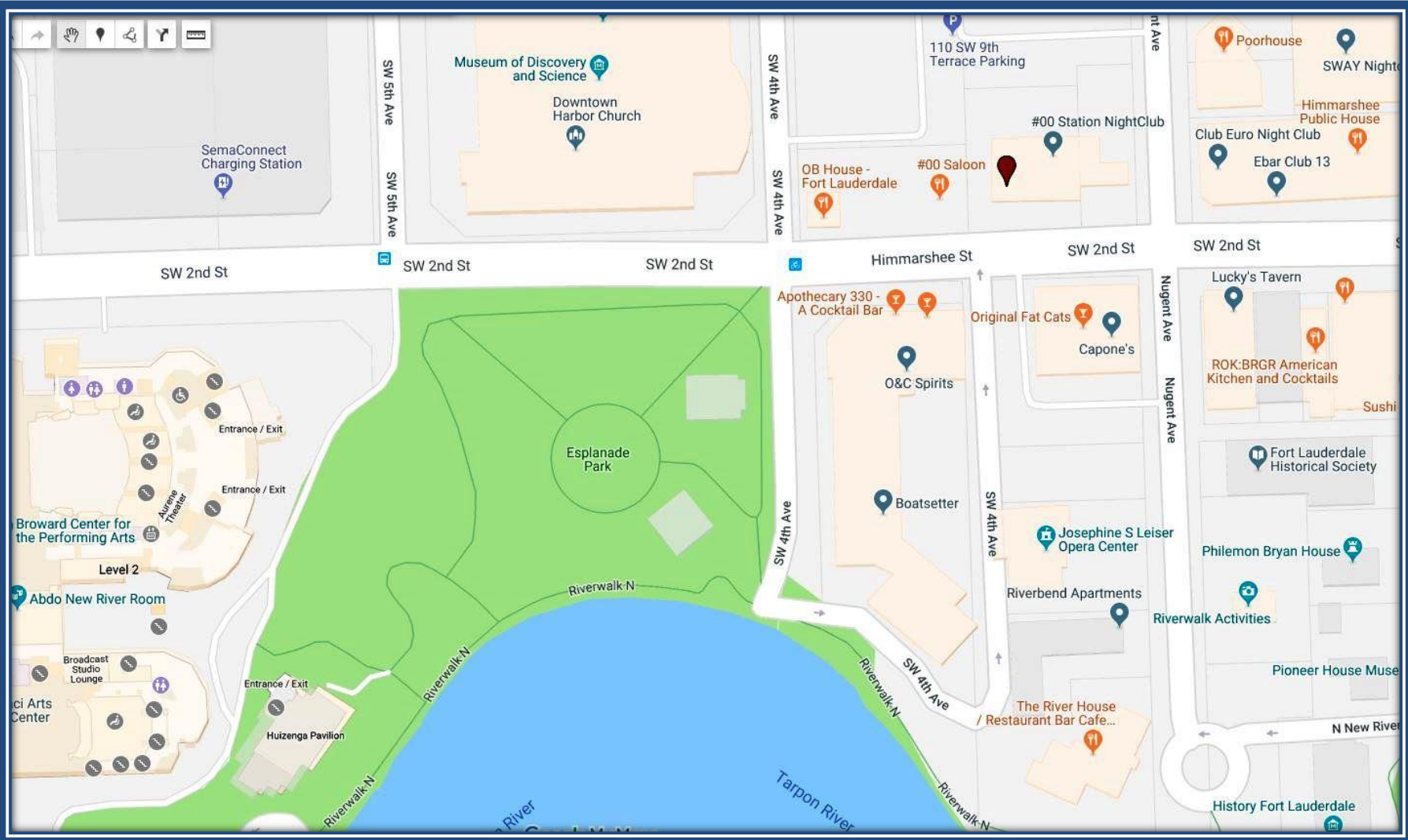
Site Plan #00 Restaurant and Bar

Diane & Eric Magid
City Centre Properties
291-301 S.W. 2nd Street
FT. LAUDERDALE, FL 33301

A-1.0

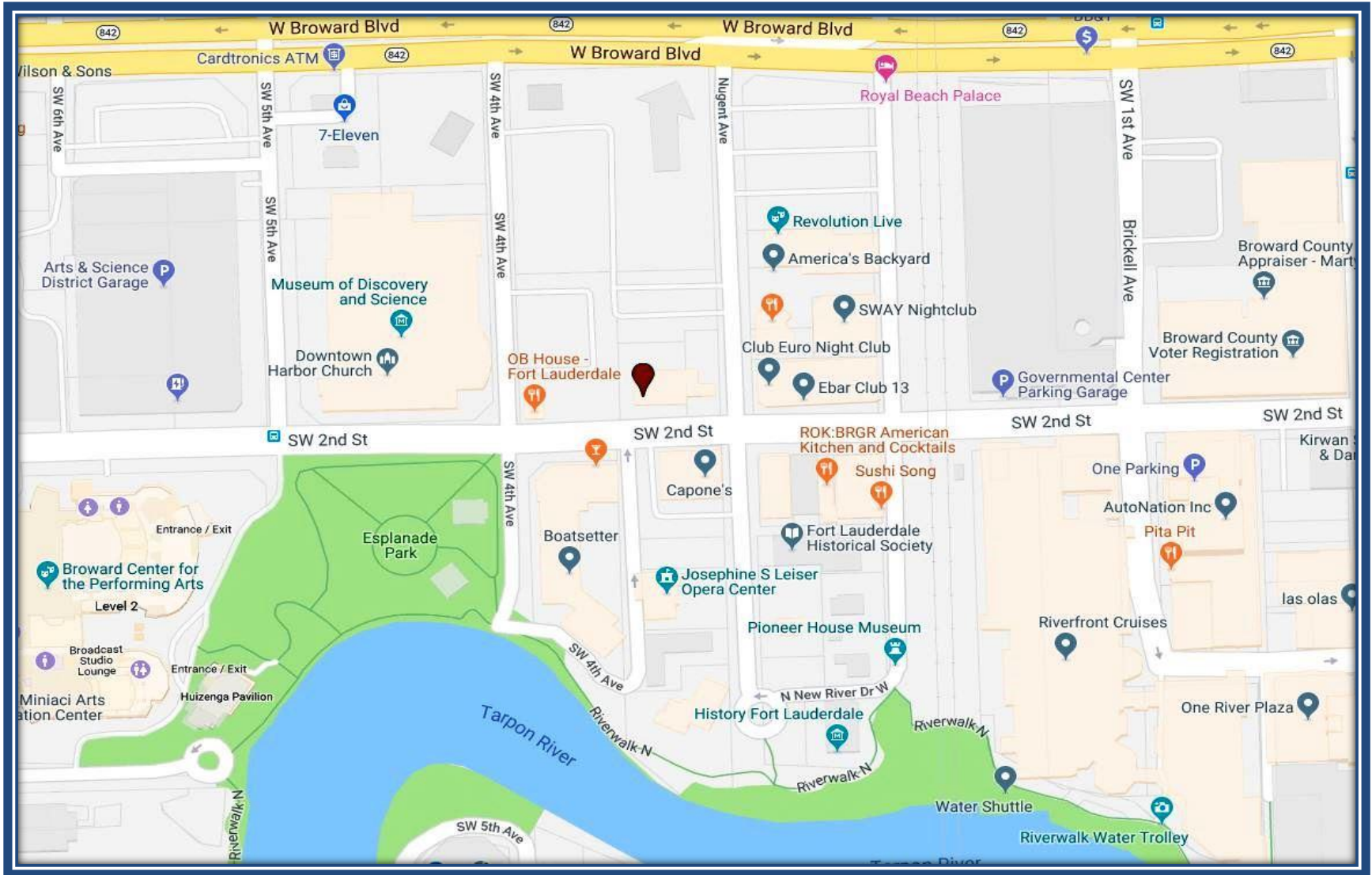
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LOCATION MAPS



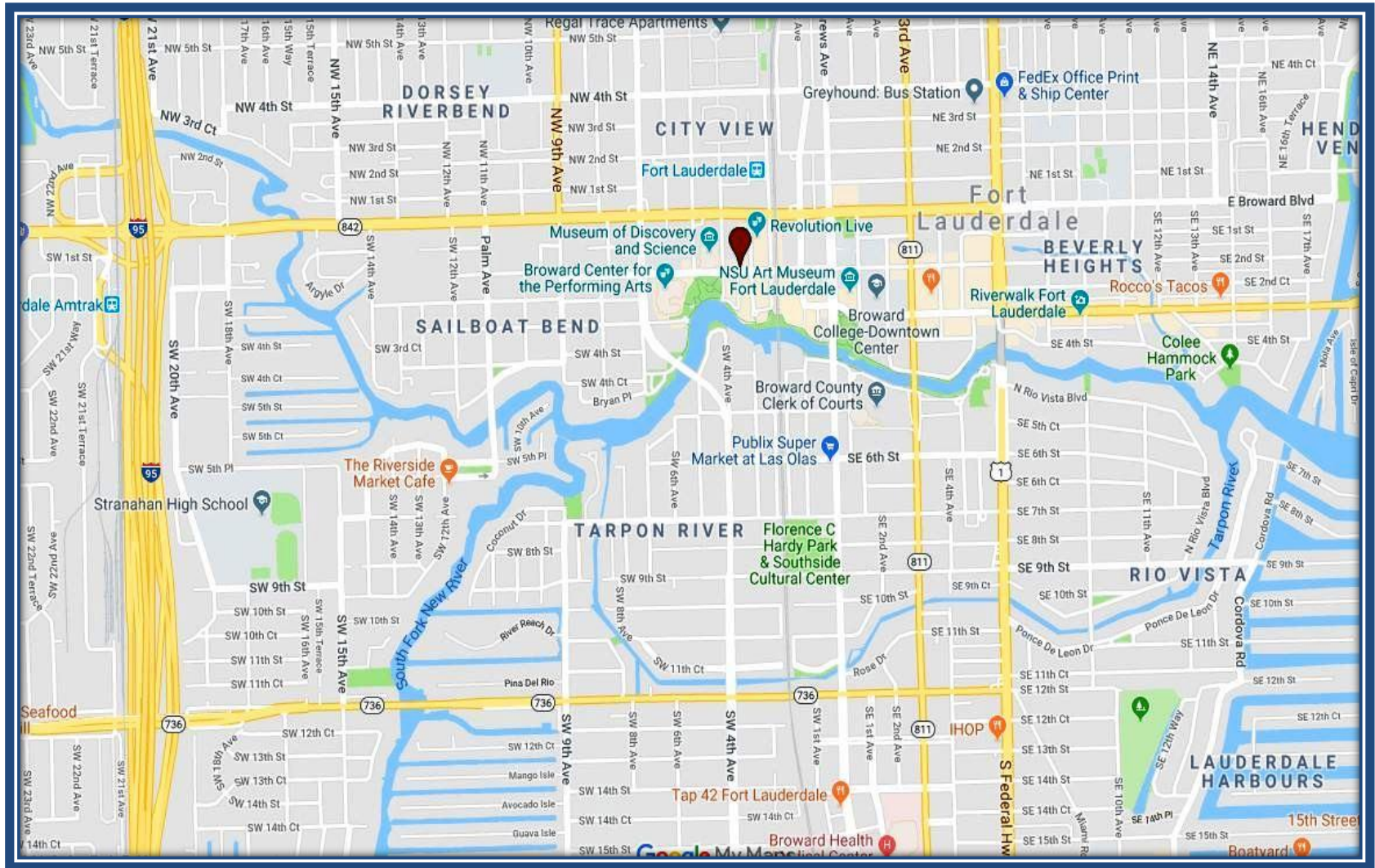
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PHOTOGRAPHS











For additional information:

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