

REAL ESTATE AUCTION

*2 Prime Office Condo Units totaling 3,617± SF in Belle Terre West
Coral Springs, Florida*



Exclusively Presented By:



**Online Auction:
November 9 - 11**



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Broward Health



Unit 2B-2C

EXECUTIVE SUMMARY

OVERVIEW

Fisher Auction Company and The Keyes Company are pleased to present via Online Auction 2 Prime Office Condo Units totaling 3,617± Square Feet in the Belle Terre West Condominiums in Coral Springs, Florida

PROPERTY HIGHLIGHTS

- Excellent Visibility from N University Drive
- Within Walking Distance to Starbucks, Trader Joe's, Banking and Restaurants
- Prime Location in the heart of Coral Springs just three blocks to Broward Health Coral Springs
- Within Minutes to I-95 and Florida Turnpike Access
- High Traffic Count Road Frontage of 40,500 VPD
- Ideal Corner Unit perfect for Medical, General Office or Retail
- Close proximity to dense Residential Development
- Located in Coral Springs CRA Redevelopment District
- Potential for Units be leased together or separately (Two Electric Meters)

CONSTRUCTION FEATURES

- Tile / Built-Up Membrane Roof
- Fiberglass Entry Doors
- Block and Frame Construction
- Tile and Carpet Flooring
- Individual Surface Mounted Central HVAC Systems
- Wood and Stone Siding Exterior
- Ample Site Parking
- Constructed in 1978

Disclaimer; the information above has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not present the current or future performance of the property. It is your responsibility to independently verify the accuracy and completeness of the information.

PROPERTY DETAILS

Address : 3000 N University Drive, Units 2B-2C, Coral Springs, Florida 33065

Location: West side of N University Drive just South of Sample Road

Size: Unit 2B - 2,138± Square Feet / Unit 2C - 1,497± Square Feet

Access: Curb Cut Ingress/Egress from N University Drive with Designated Northbound Turning Lane

Zoning: B-2 - See Zoning Information Attached

Utilities: All Public Utilities available on site

2019 Taxes: Unit 2B - \$5,557.25 / Unit 2C - \$3,396.99

Parcel Nos: Unit 2B - 484121AD0030 / Unit 2C - 484121AD0020

Flood Zone: Zone X, Panel No. 12011C0145H, Elevation 12

Legal Descriptions: BELLE TERRE CONDO UNIT 2-C PER AMCDO BK/PG: 8226/657
BELLE TERRE CONDO UNIT 2-B PER AMCDO BK/PG: 8226/657

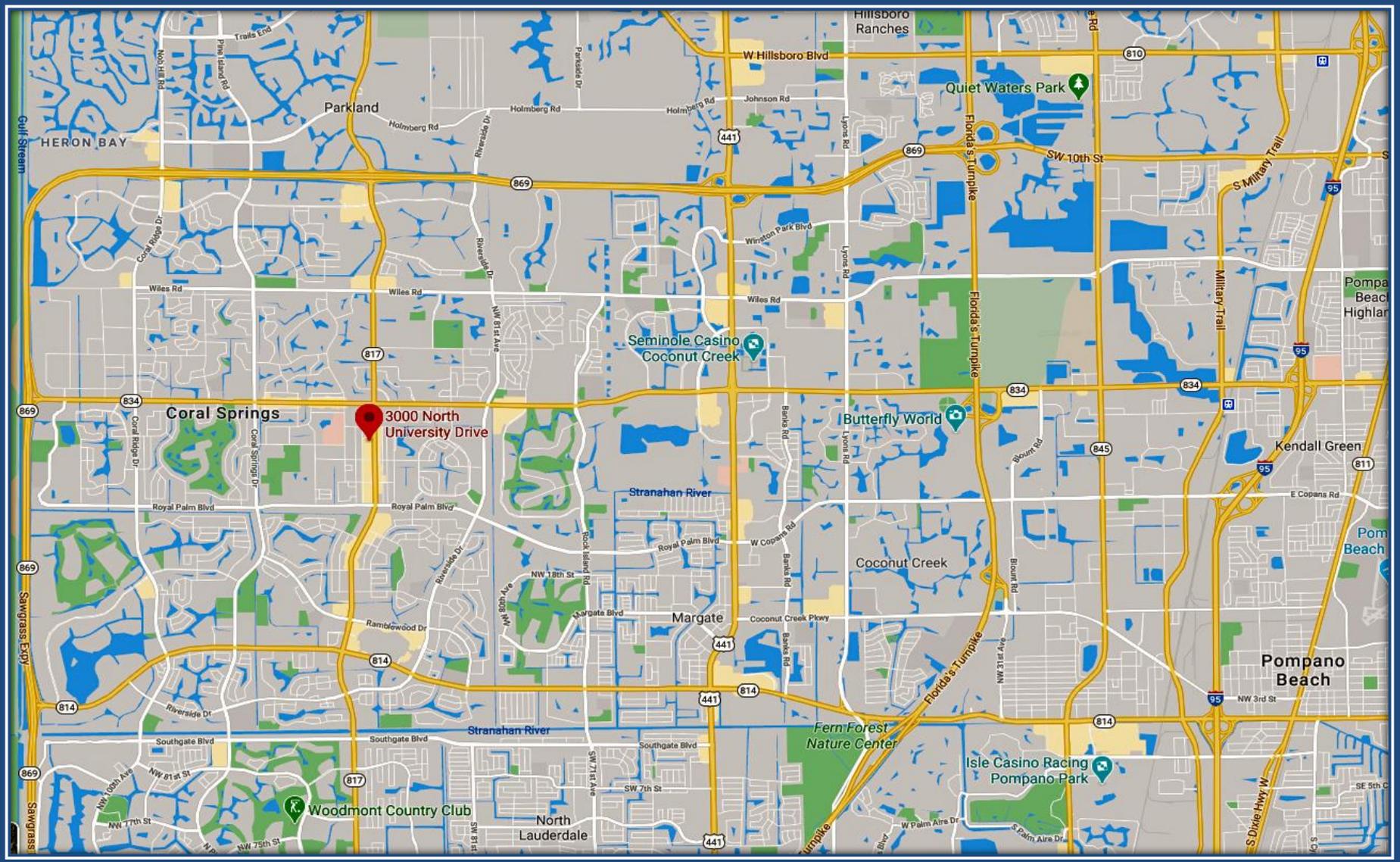
HOA Fee: \$1,860.00 Monthly

Directions: From I-95 or Florida Turnpike Exit on Sample Road. West to University Drive. Turn left and proceed to address.

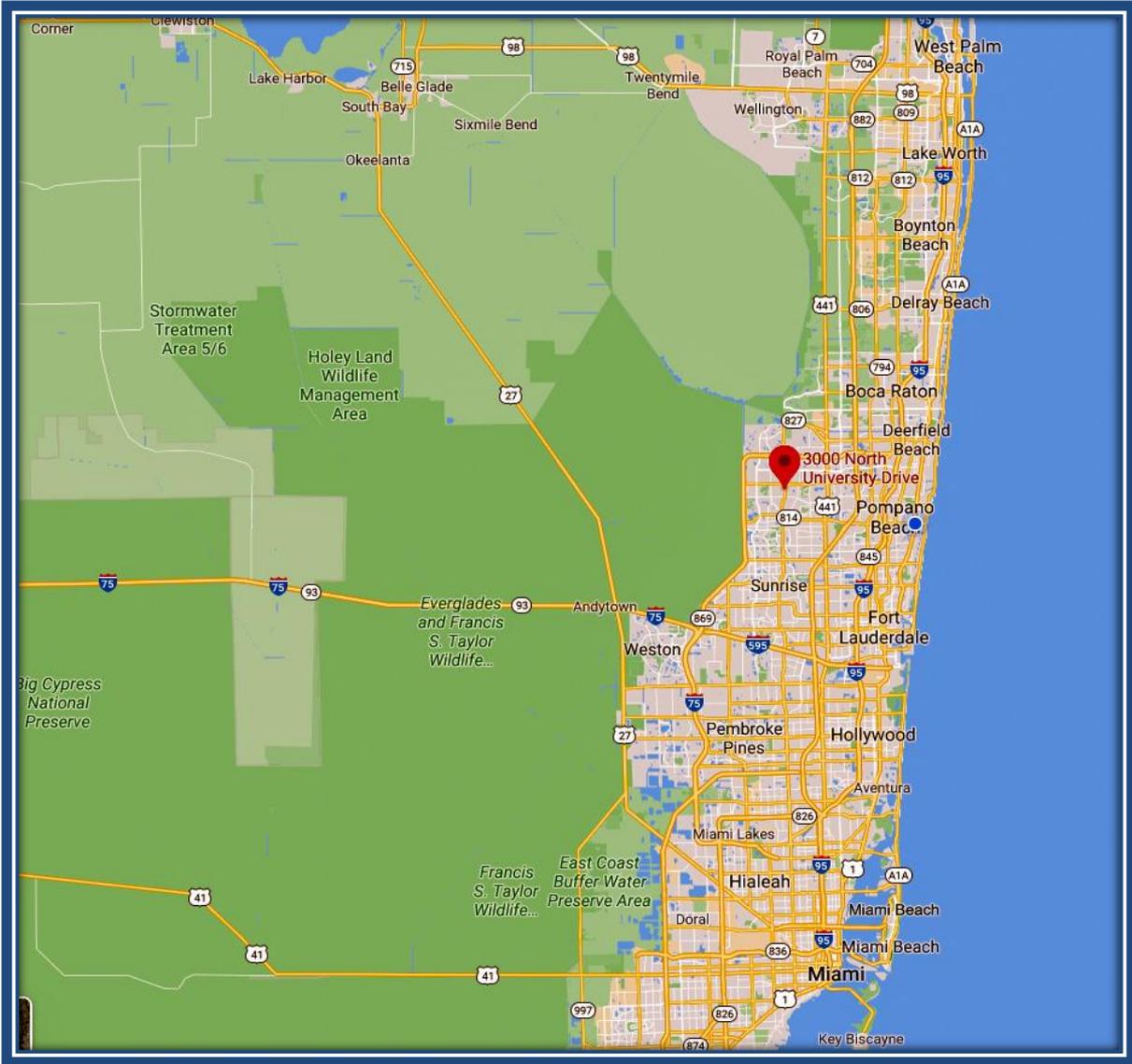
AUCTION DETAILS

Auction Method:	To be Sold at or above the bid price of \$495,000 plus a 10% Buyer's Premium
Auction Begins: Auction Ends:	Monday, November 9, 2020 at 10:00 AM ET Wednesday, November 11, 2020 at 1:00 PM ET
Auction Location:	Online Bidding on Fisher Auctions Exclusive Bidding Platform
Qualifying Bidder Requirements:	Bidders must Federal Wire Transfer the qualifying, fully refundable, initial Escrow Deposit in the amount of \$25,000.00 in U.S. Funds to Donald H. Buikus Iota Trust Account (Escrow / Closing Agent) no later than 5 PM ET on Tuesday, November 11, 2020. Additionally, Bidders must submit the Online Bidder Registration Package.
Property Tours:	Contact Francis Santos at 754.220.4116 or francis@fisherauction.com to schedule a Property Tour
Broker Participation:	3% of the Final Bid Price. Call 800.331.6620 or visit www.fisherauction.com

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PROPERTY PHOTOGRAPHS



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PROPERTY PHOTOGRAPHS



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