

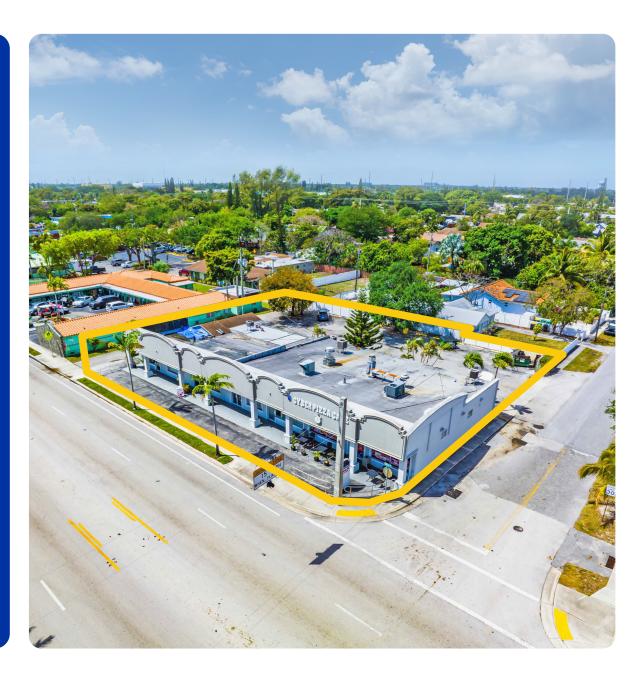
1200 S. FEDERAL HWY DANIA BEACH, FL 33004

THE ALPHA COMMERCIAL JAMIE ROSE MANISCALCO PRESIDENT & MANAGING BROKER JAMIE@THEALPHACOMM.COM 201.264.0113 911 NE 79 ST, MIAMI, FL 33138

PROPERTY OVERVIEW

1200 S. FEDERAL HWY DANIA BEACH, FL 33004

Total Building Area	6,970 SF
Lot Size	18,049 SF (0.41 Acres)
Zoning	SFED-MU (South Federal Mixed-Use District)
Frontage	135 FT
Allowable Uses	Retail, Office, Restaurant, Multifamily, Mixed-Use, Place of Worship & more
Max. Height	4 stories by right; up to an additional 4 stories with incentives
Max Density	10 Units by right (20 units W/density bonus)
Asking Price	\$2,295,000



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INTERIOR PHOTOS









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