



**1200 S. FEDERAL HWY  
DANIA BEACH, FL 33004**

**THE ALPHA  
COMMERCIAL**

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# 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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# EXTERIOR PHOTOS



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# INTERIOR PHOTOS



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