



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
Developable Units	79 UNITS
Asking Price	\$3,200,000

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

The site is currently improved with a freestanding coin laundry in the front and a separate, vacant office space in the rear. The seller—who operates the coin laundry—must remain on site and is proposing a 99-year lease at a nominal rate. However, the seller is open to structuring the deal via a ground lease or by parceling off the coin laundry. This presents a unique opportunity for a developer to acquire a prime site with by-right zoning for up to 79 residential units—without any impact to the allowable density or buildable area.

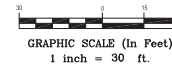
Whether an investor is looking to land bank or break ground immediately on a new residential project, 2605 N Andrews Avenue offers unmatched flexibility, visibility, and long-term value in the heart of East Broward.



HIGHLIGHTS

- Prime Frontage on North Andrews Ave - one of Broward County’s major north-south commercial corridors.
- By-Right Development 79 Units - Ideal for multifamily or mixed-use developers.
- Strategic Location - Minutes from Wilton Drive, Flagler Village, and downtown Fort Lauderdale.
- Coin laundry must remain on site.

SCALE
1"=20'



LOCATION MAP NOT TO SCALE



- [illegible]

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TARGET
SURVEYING, LLC

ABBREVIATION DESCRIPTION

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION
A/C	AIR CONDITIONER	F.P.	FOUND IRON PIPE
B.M.	BENCHMARK	F.P.K.	FOUND FIRE KALON NAIL
B.R.	BEARING REFERENCE	(L)	LENGTH
(C)	CALCULATED	L.A.E.	LOCAL ACCESS EASEMENT
Δ	CENTRAL / DELTA ANGLE	L.M.E.	LAKE MAINTENANCE EASEMENT
CH	CHORD	(M)	MEASURED / FIELD VERIFIED
D	DEED / DESCRIPTION	N.H.	NAILHOLE
D.R.	DRAINAGE EASEMENT	N.D.	NAIL & DISK
D.H.	DRILL HOLE	N.R.	NOT RADIAL
D/W	DRIVEWAY	N.T.S.	NOT TO SCALE
E.Q.W.	EDGE OF WATER	O.H.L.	OVERHEAD UTILITY LINES
F.C.M.	FOUND CONCRETE MONUMENT		

O.R.B.	OFFICIAL RECORDS BOOK
(P)	PLAT
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVE
P.T.	POINT OF TANGENCY
R/W	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

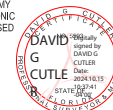
SURVEY NOTES

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.

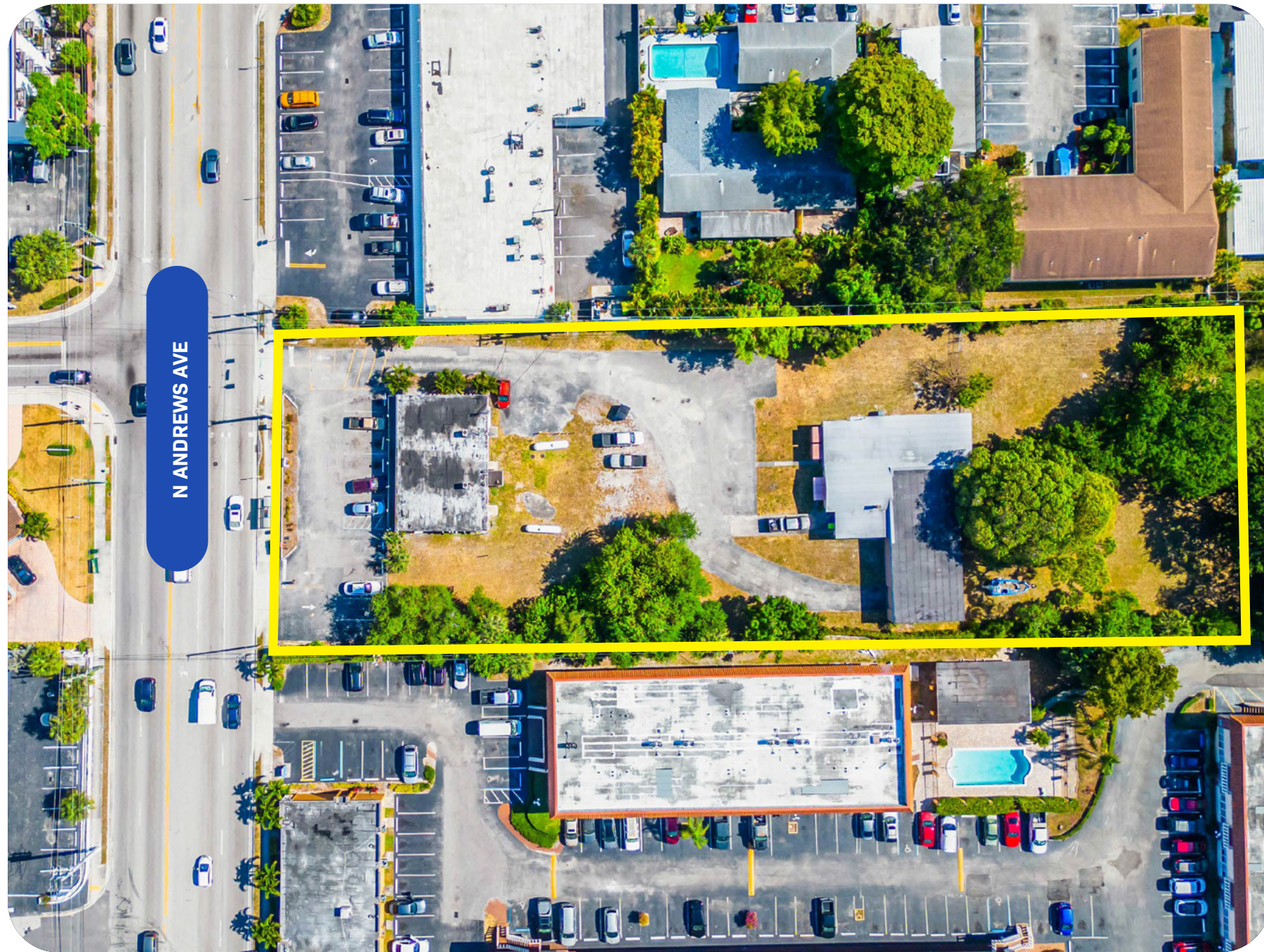
(SIGNED) David G. Cutler
DAVID G CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.
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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

N ANDREWS AVE

N ANDREWS AVE



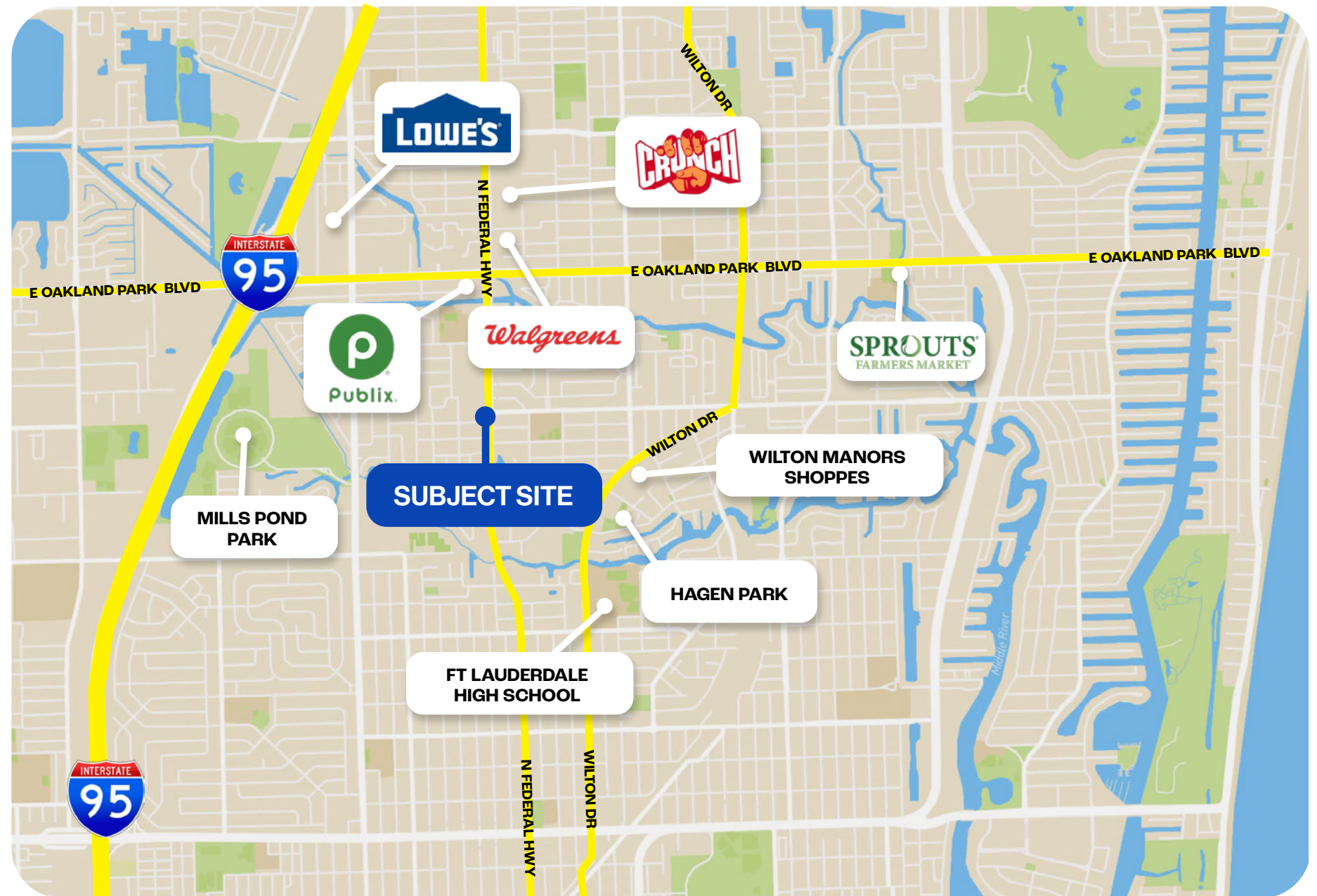
SOUTH VIEW

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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