

# Griffin Road Land Assemblage

Price  
**\$1.33<sub>M</sub>**

Acreage  
**1.17**

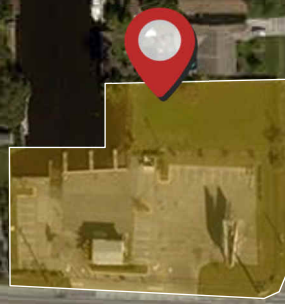
Parcels  
**3**

Primary Zoning  
**C-2**

Frontage  
**280<sub>LF</sub>**

Buildings  
**1**

**3463 Griffin Road ● Dania Beach, Florida 33312**



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## Summary

Offered for sale is the Griffin Road Land Assemblage, a 3-parcel assemblage with 280 linear feet of direct frontage on Griffin Road with canal access/dockage. The Property consists of 3 contiguous parcels totaling 50,483 square feet (1.17 acres). The two front parcels are zoned C-2, while back parcel is zoned RS6000 (single family). The C-2 zoning designation allows for a wide range of uses including, but not limited to: retail, medical, office, restaurant, bank, school, grocery, house of worship (see all permitted uses on page 6). In initial discussions, the City has indicated they may approve rezoning into a single commercial project or a townhome development. However, the City is not allowing marina or boat sales/storage or car sales/rentals or repair. Current improvements included a 1,168 square foot 2-story building, a boat ramp, four (4) boat docks, and a billboard leased at \$900 per month. Additionally, the site is paved, fenced, landscaped and located on a hard corner of Griffin Road and 34th Terrace.

## Highlights

- Rare 3-Parcel Assemblage for Redevelopment
- 280 Linear Feet of Frontage on Griffin Road
- Waterfront Canal Access with 4 Existing Docks & Boat Ramp
- Located on a Hard Corner with Immediate Access to I-95
- Surrounded by luxury single family homes
- Billboard on Griffin Road with Income of \$900 per Month
- Zoning Allows for a Wide Range of Potential Commercial Uses

