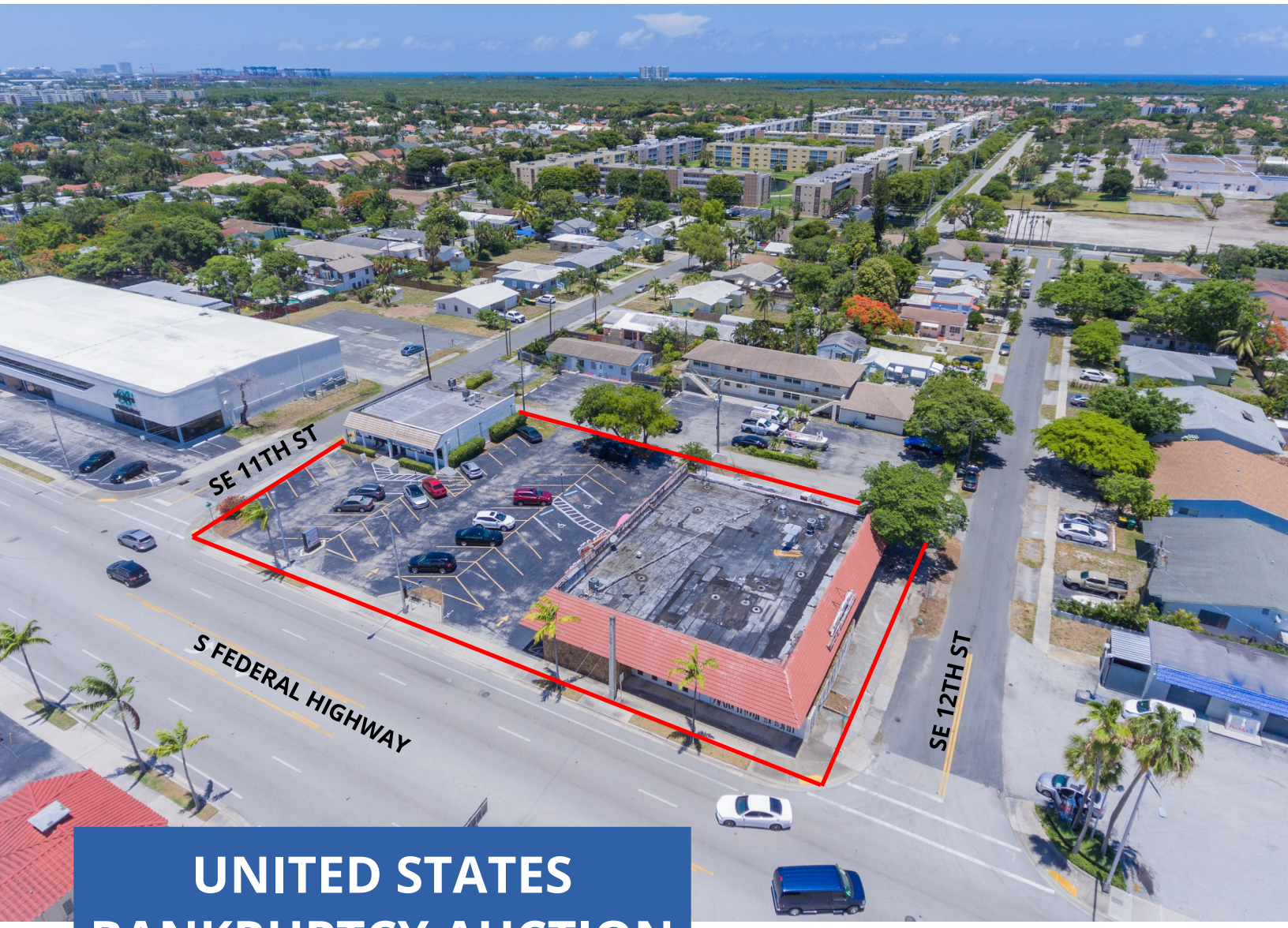
FISHER AUCTION COMPANY



UNITED STATES BANKRUPTCY AUCTION

2 Prime Commercial Properties on South Federal Highway

Dania Beach, Florida

ONLINE AUCTION
JULY 27TH
AT 11 AM ET

Fisher Auction Company | 2112 East Atlantic Boulevard | Pompano Beach, Florida, 33062

www.FisherAuction.com

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DISCLAIMER AND CONFIDENTIALITY

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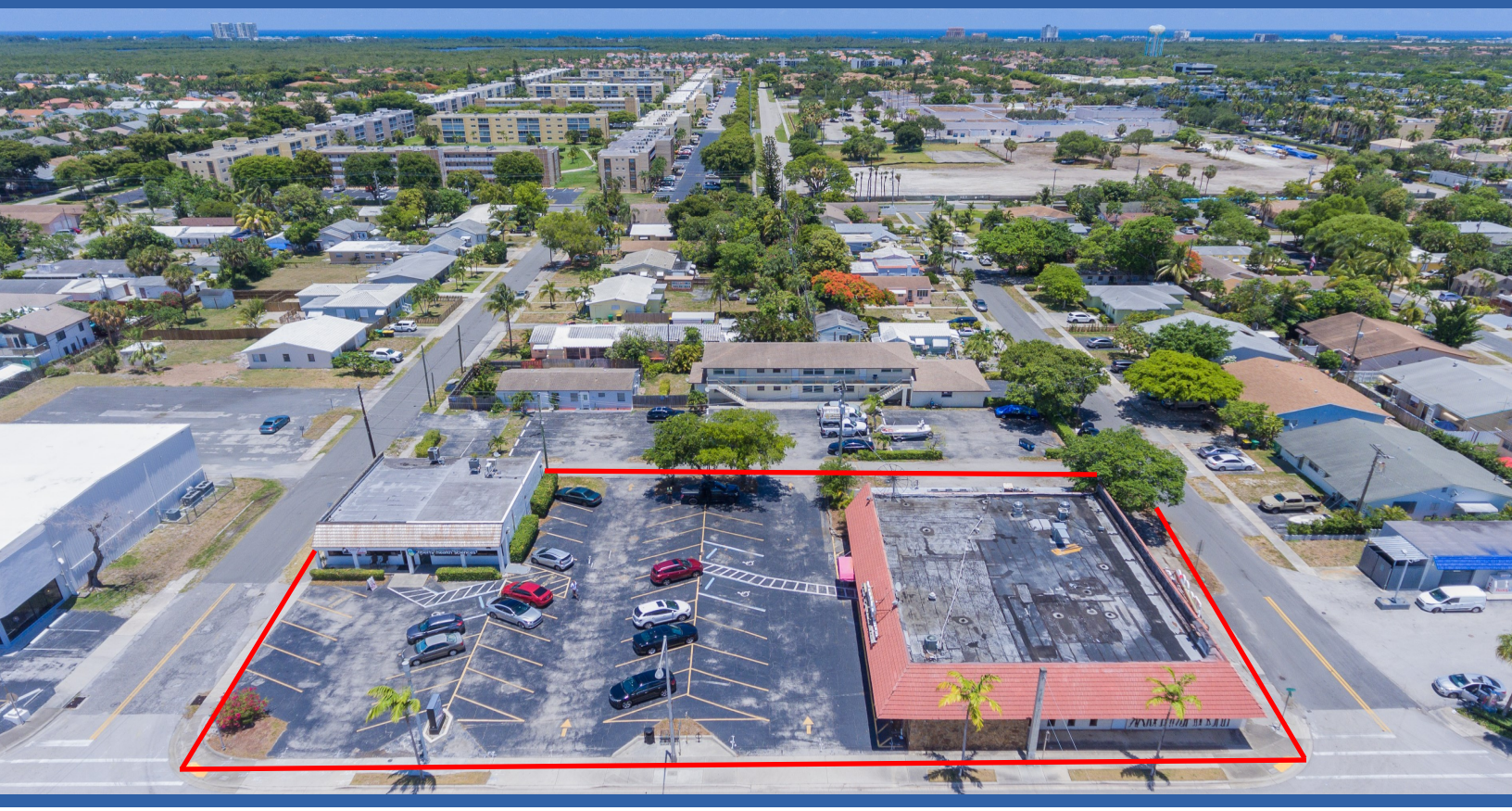
OVERVIEW

Fisher Auction Company is pleased to present via Online Auction Two Contiguous Prime Commercial Properties on South Federal Highway in Dania Beach, Florida

PROPERTY HIGHLIGHTS

- Large 29,833± SF City Block with Excellent Exposure on Federal Highway
- 2,582± SF Two Unit Retail Building (Currently Leased) at 1101-1103 S Federal Highway
- 6,920± SF Dance Club / Restaurant Building at 1121 S Federal Highway
- Located between SE 11 Street and SE 12 Street on Federal Highway in rapidly redeveloping Dania Beach, Florida
- Close Proximity to Recent Commercial, Retail and Residential Development
- Contiguous Properties with Prime Location for Redevelopment or Upside Rent Potential
- Easy access to Major Thoroughfares, I-95 and Fort Lauderdale International Airport
- Perfect Opportunity for End User to Occupy one Property and Lease other



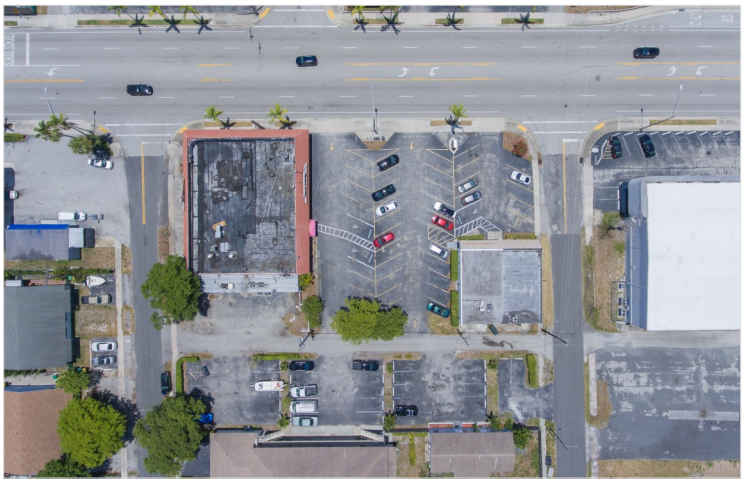
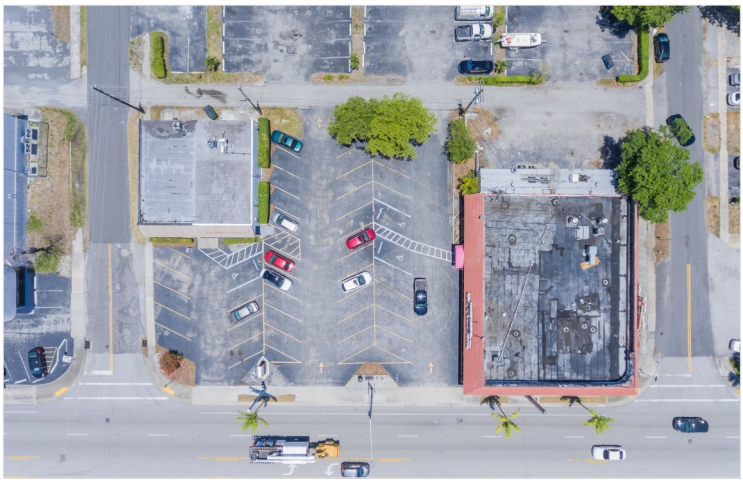
OVERVIEW

PROPERTY DETAILS

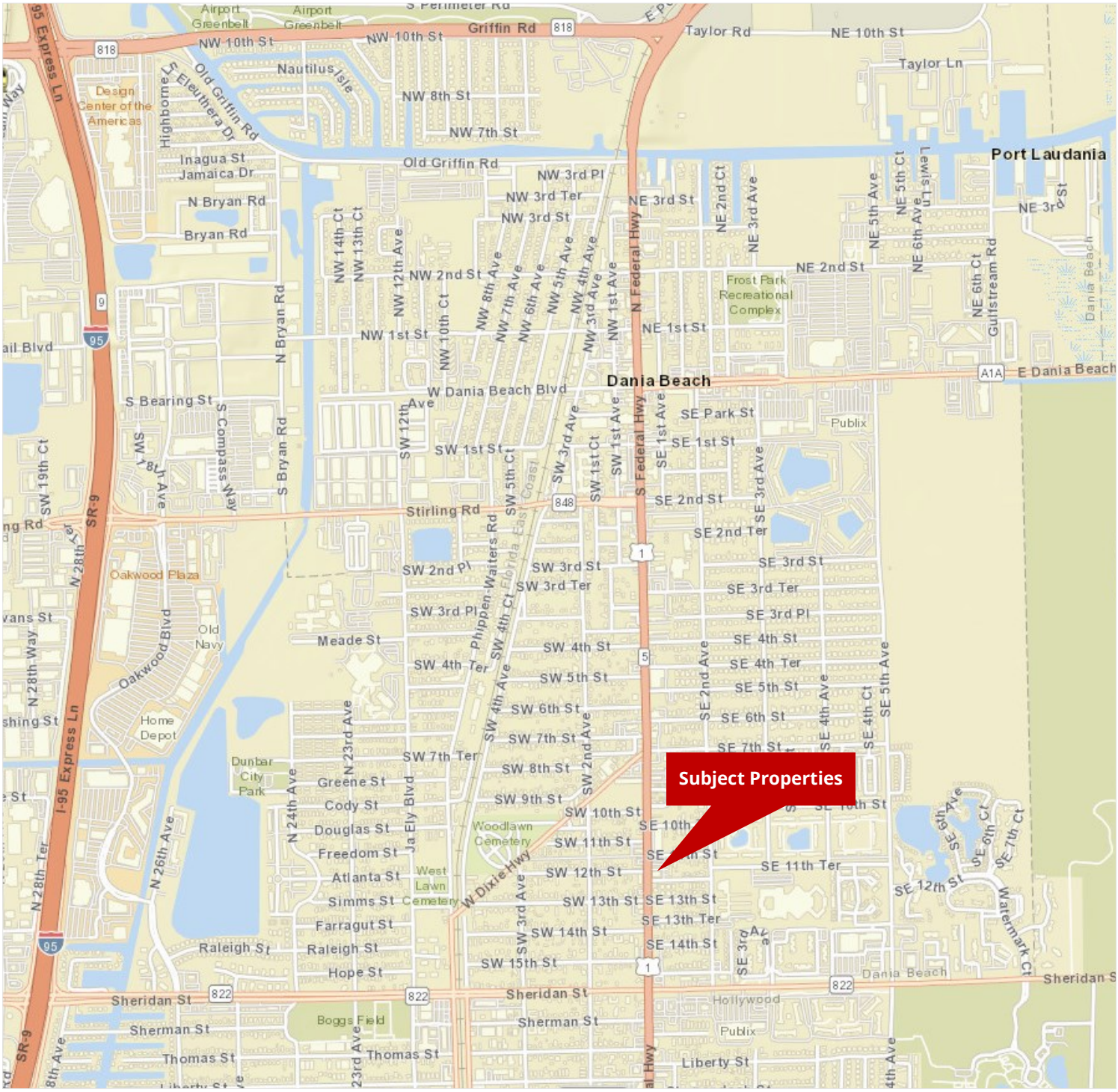
- **Addresses:** 1101-1103 / 1121 S Federal Highway, Dania Beach, Florida 33004
- **Location:** Between SE 11th Street and SE 12th Street East of Federal Highway
- **Improvements: 1101-1103**– A 2,582± SF Two Unit Retail Building currently Leased
  1121– A 6,920± SF Former Dance/ Night Club with Bar and Restaurant
- **Directions**: From I-95 Exit # 22 –Stirling Road East to US1. Turn right and proceed to address
- **Access:** Property has excellent access on US1 from I-95 via Stirling Road and Sheridan Street
- **Frontage**: 240± Feet along US1. 130± Feet along SE 11th Street. 130± Feet along SE 12th Street
- **Land Area:** .68± Acres / 29,833± Square Feet
- **Zoning**: SFED-MU - South Federal Highway Mixed Use District. See Zoning Section for Uses and Requirements
- **Uses**: Retail, Office, Residential, Lodging
- **Taxes**: 2020 Total - $36,778.60
  Tax Assessment Value - $1,562,210.00
- **Folio Nos.:** 5142 03130010, 514203240010
- **Flood Zone**: Zone X - Panel No. 12011C0567H
- **Utilities**: Water/Sewer/Electric available to site

PROPERTY PHOTOGRAPHS

PROPERTY PHOTOGRAPHS

LOCATION MAP



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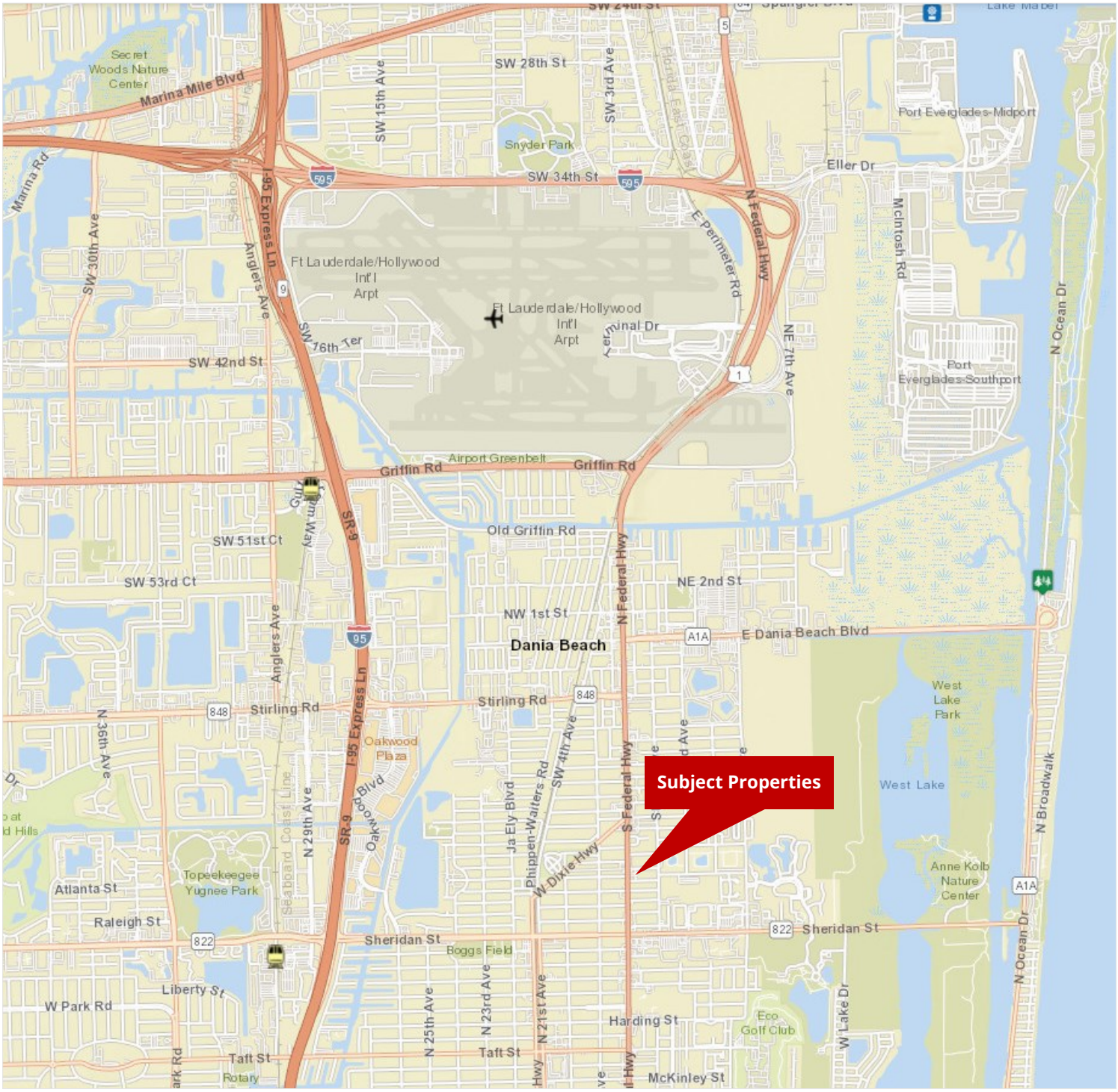

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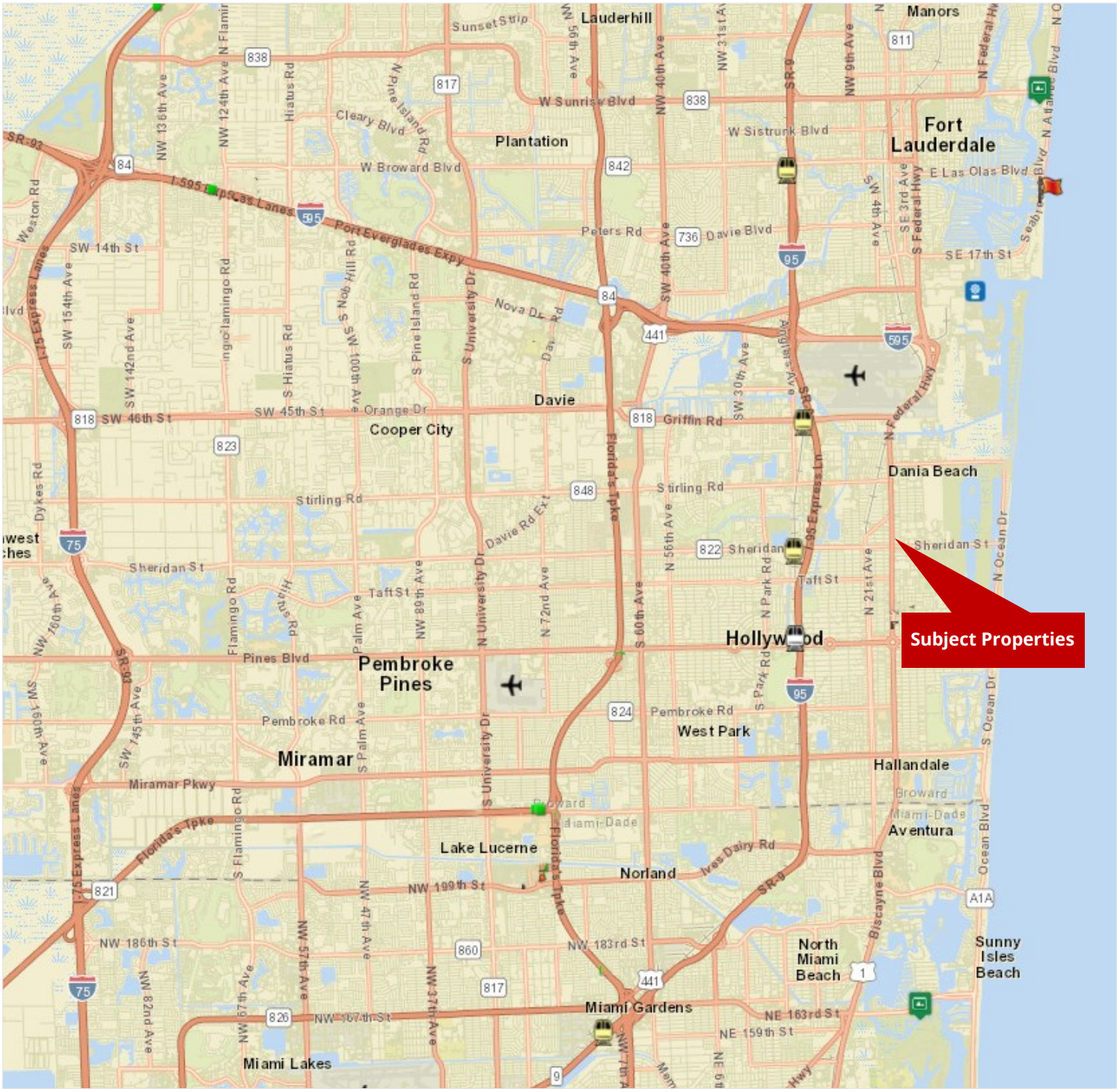


AUCTION SUMMARY

Auction Date / Time:	**Begins - Tuesday, July 27, 2021@ 11:00 AM ET** **Ends - Tuesday, July 27, 2021 @ 1:00 PM ET**
Online Only Auction:	**Auction will be held on bid.fisherauction.com** **Online Registration will open July 20th.**
Property Address:	**1101-1103 &1120 S Federal Highway** **Dania Beach, Florida 33004**
Property Tours:	**By Appointment Only. Please contact Francis Santos at 754.220.4116 or Francis@fisherauction.com**

United States Bankruptcy Court, Southern District of Florida
Fort Lauderdale Division - Chapter 11 Bankruptcy Case: Case No. 21-12382-PDR

Auction Method

- The Trustee has Secured a Stalking Horse Bid of $1,825,000.
  The Property will be offered free and clear of all liens and claims to the highest and best bidder at or above a bid price of $1,875,000 plus a 5% Buyer's Premium. The Final Bid Price will be subject to the approval of the Bankruptcy Court via a Sale Hearing scheduled for Thursday, July 29, 2021 at 2 PM ET.
- The Online Auction will be held on Fisher Auction Excusive Auction Platform at Bid.fisherauction.com

QUALIFYING BIDDER REQUIREMENTS

- Wire into Genovese, Joblove & Battista, P.A.'s Real Estate Trust Account (the "Escrow Agent") via a Federal wire transfer in U.S. Funds (not an ACH Credit) a $100,000 Initial Escrow Deposit ("Initial Bid Deposit") no later than 5:00 PM Eastern Time on Monday, July 26, 2021.
- An Additional Escrow Deposit ("the Supplemental Deposit") totaling (10%) of the total contract price shall be due from the Highest and Best Bidder via a Federal wire transfer in U.S. Funds (not an ACH Credit) to Genovese, Joblove & Battista, P.A.'s Real Estate Trust Account (the "Escrow Agent"), no later than 24 hours of the Conclusion of the Auction.

BROKER PARTICIPATION

- 2.5% of the Final Bid Price
- Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form.

COMMUNITY OVERVIEW

The City of Dania Beach was incorporated in 1904 as Broward's first city. Dania Beach is located immediately south of the Fort Lauderdale-Hollywood International Airport, Port Everglades, and the Broward County Convention Center.

With its award-winning "Blue Wave Beaches," nature activities and proximity to Fort Lauderdale and Hollywood, Dania Beach is an appealing vacation spot. It's also the home of the world-famous Dania Jai Alai in the center of the city's dining and entertainment district.

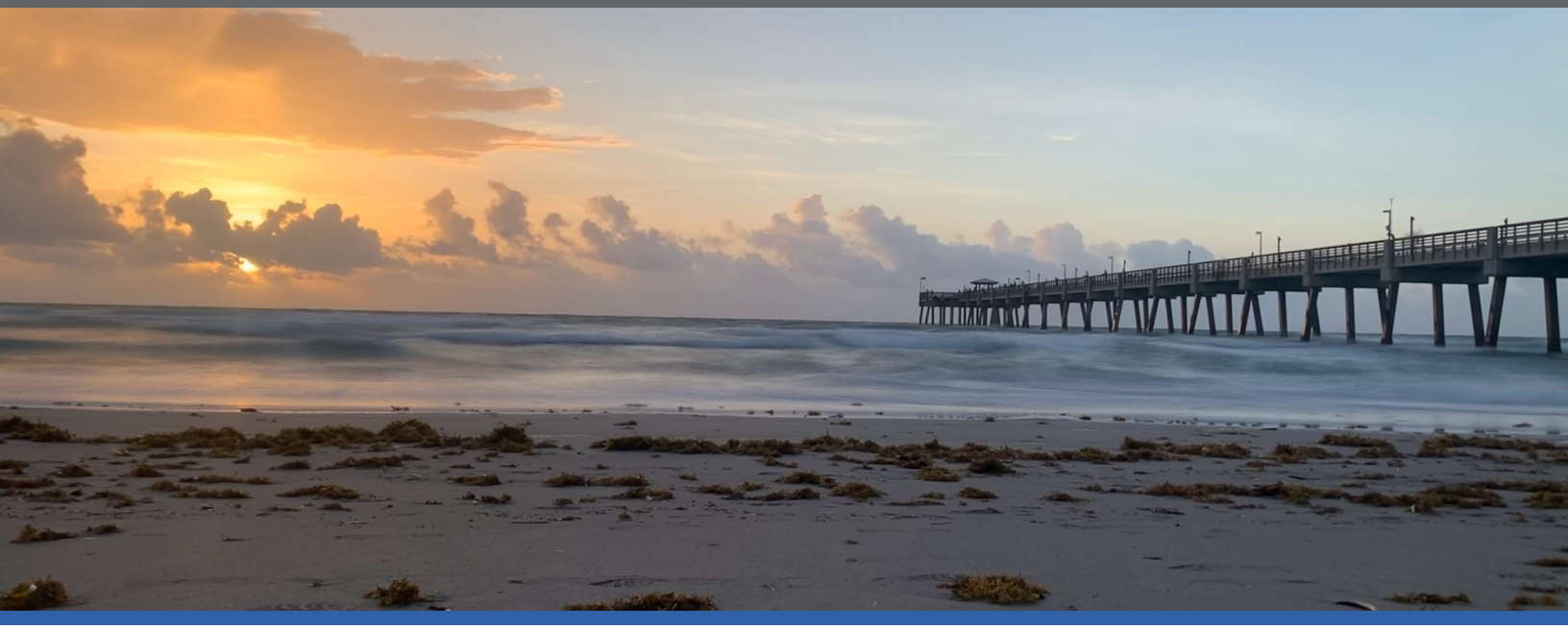
Dania Beach is consistently a major player in South Florida's academic, marine, and tourism industries. The American Maritime Officers (AMO) Simulation, Training, Assessment and Research Center, with state-of-the-art bridge and engine room simulators, offers advanced merchant marine training.

*INFORMATION OBTAINED FROM VISITFLORIDA.COM/DANIA-BEACH & DANIABEACHFL.GOV

DEMOGRAPHIC

	DANIA, FL	FORT LAUDERDALE, FL	BROWARD COUNTY, FL
POPULATION	31,810	178,783	1.95M
MEDIAN HH INCOME	$46,137	$55,269	$57,278
MEDIAN AGE	38.6	42.8	40.4
MEDIAN PROPERTY VALUE	$183,500	$318,200	$277,600
AADT (Annual Average Daily Traffic)	31,000 Vehicles on S Federal Hwy, Dania Beach, FL		

*INFORMATION OBTAINED FROM DADAUSA.IO & FDOT.GOV



TEAM SUMMARY

Fisher Auction Company

Complete service with honesty and integrity provide the foundation for creating the "Standard of Excellence" – the corporate benchmark embraced by Fisher Auction Company for over 50 years of continuous business. Fisher was established in 1967 as a family owned and operated business and has grown to be a dominant national firm in the auction industry.

LAMAR FISHER
PRESIDENT / CEO of FISHER AUCTION
Lamar@fisherauction.com
954.942.9017

Lamar Fisher represents the third generation of executive leadership for Fisher Auction Company as its President and CEO. For over 35 years, he has devoted his entire career life to all aspects of the auction industry and is an industry leader and authority in marketing of real estate via the auction process. He holds a degree from Palm Beach State College, is a graduate of the Certified Auctioneers Institute (CAI), and is an Accredited Auctioneer in Real Estate (AARE), the highest designations earned by the Auction Marketing Institute. With Fisher's proven success rate, professionalism and dedication to the auction industry, he continues to propel Fisher Auction Company as one of the top firms in America, Puerto Rico and the Virgin Islands serving Lenders, Receivers, Developers, Governmental Agencies, Trust Companies, Municipalities, Real Estate Brokerage Firms, Private and Public Equity Firms and REITS with sales in excess of $4 Billion.

Patricia McGrath
In-House Counsel

Francis Santos
Executive V.P. & COO

Benny Fisher
Founder & Chairman

Andre LaBauve
CFO

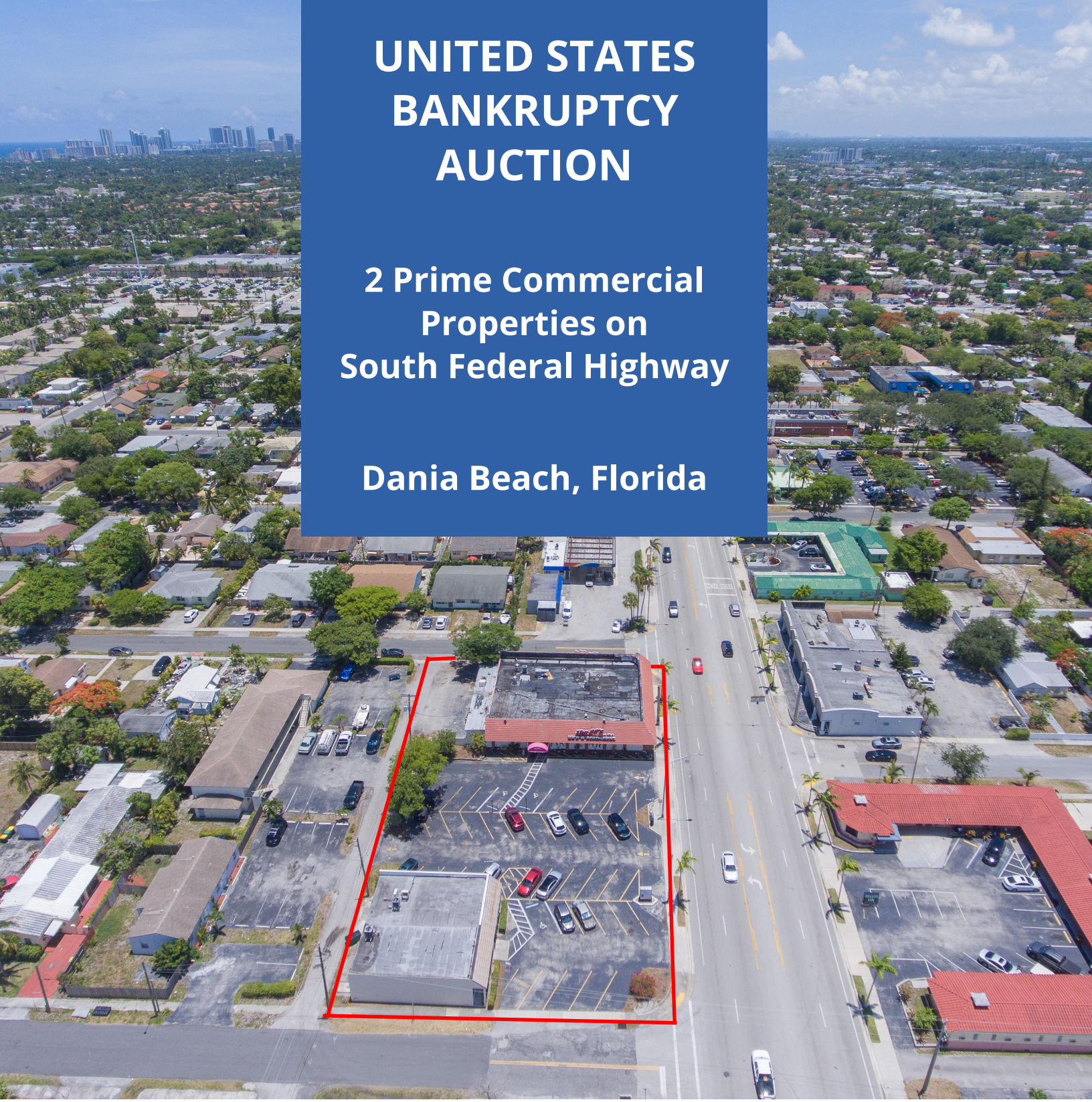
Paul Fisher
Executive V.P. of Business Development

Doug Dennison
Sr. Project/Sales Manager

Ben Whidden
V.P. of Business Development

Neil Saffer
Business Development

Martha Rock
Associate Auctioneer & Fisher's Dubai Ambassador



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Dania Beach, Florida

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