

# SMART MOVES IN COMMERCIAL REAL ESTATE: UNLEASHING THE POWER OF AN EXPERIENCED ATTORNEY

Insights Provided on The Benefits Of Hiring An Attorney for your Transaction

By Managing Attorney Laurie Satel | August 6, 2023

While not obligatory, legal representation in the acquisition of real property in the state of Florida offers security, speeds up the process, streamlines due diligence, secures title insurance, and eases closing. The upfront cost of hiring a lawyer is outweighed by the assurance of avoiding loss of time and costly errors, while ensuring your interests stay protected.

These aspects hold even more significance in the context of Commercial Real Estate transactions, where specialized attorneys deftly navigate unique intricacies. They skillfully address the subtleties of acquisition, including lease negotiations, intricate financial analyses, and thorough coordination of due diligence processes. Within this realm, commercial properties encompass an expansive array of assets, spanning offices, retail spaces, industrial facilities, multi-family complexes, and even the warm embrace of hospitality units.

Although a skilled real estate broker certainly plays an important role in a smooth transaction, their expertise doesn't encompass legal matters; it's imperative to recognize that their expertise predominantly aligns with the orchestration of commission-driven deal closure, often centered around their financial incentive. Conversely, a real estate attorney transcends these confines safeguarding clients' interests, and preventing pitfalls that may arise in any acquisition. The initial cost of hiring a lawyer is easily outweighed by the assurance of avoiding costly errors and maintaining the protection of your interests.

Depending on the type of business that will be operating out of the property, the zoning and use requirements must be examined carefully to determine compliance. Attorneys specializing in Commercial Real Estate property transactions often examine legal concerns that can arise, namely in the form of current and future land use, as well as zoning considerations. Because zoning laws restrict the use of the property it is important an attorney can advise their clients on matters such as rezoning, appeals, administrative hearings, and variance applications.

For those delving into the acquisition of commercial real estate in the Florida landscape, it is prudent to recognize the increased susceptibility to potential losses in comparison to the residential property sphere. The commercial property arena often operates under the age-old adage "caveat emptor," or "buyer beware," in the absence of robust consumer protection laws. In this landscape, an attorney's involvement is akin to a guiding light, imparting profound knowledge of intricate state and municipal legal frameworks. This wealth of legal acumen empowers proactive prevention of multifarious issues, ranging from intricate landlord-tenant disputes to breaches of contract and the intricate web of regulatory obligations. Should conflicts like these arise, an experienced commercial real estate attorney provides guidance on the best course of action, saving time, money, and aggravation.

For representation on your next real estate transaction contact the experienced attorneys at Satel Law at 813.563.0636, or email us at [admin@satellawfirm.com](mailto:admin@satellawfirm.com)

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