



2216

N 20th Avenue
Hollywood, FL 33020



FLEX BUILDING FOR SALE OWNER/USER OR INVESTMENT

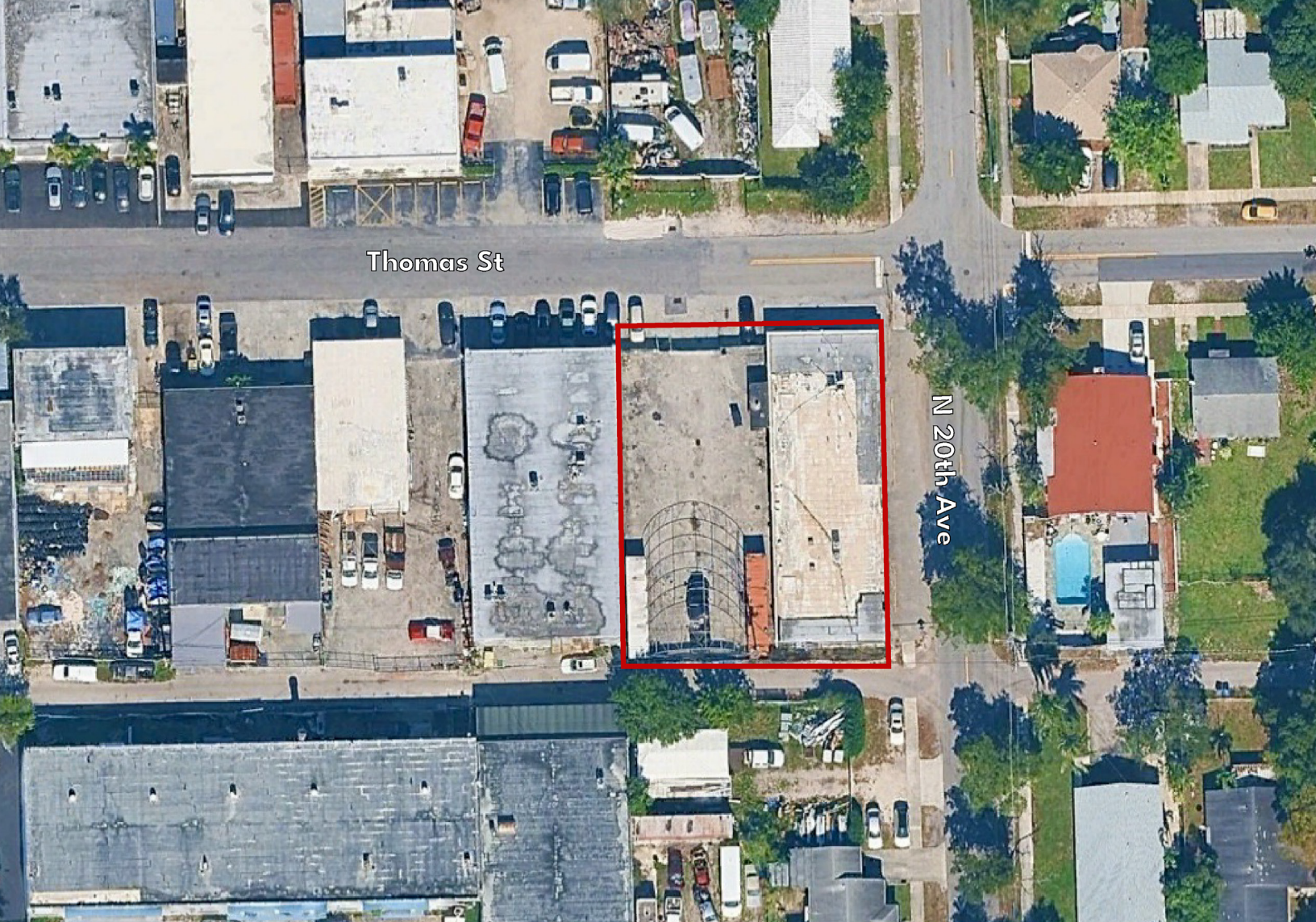
+/- 5,556 SF on 0.34 Acre Fenced in Lot

Fully Air-Conditioned

Pat McBride, SIOR, Esq.

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PROPERTY OVERVIEW

PROPERTY ADDRESS:	2216 N 20th Avenue, Hollywood, FL 33020
PARCEL ID:	514203101060
BUILDING SIZE:	5,556 SF (Adjusted Building Square Footage)
LOT SIZE:	14,756 SF
ZONING:	DH-3
YEAR BUILT:	1970 (Effective Year: 1972)
ANNUAL TAXES (2025):	\$22,148.33
NOI:	\$142,140
Term:	Through 10/31/29 or 90-Day Kick out Clause

PROPERTY — PHOTOS



Electrical



Conference Room



Bathrooms



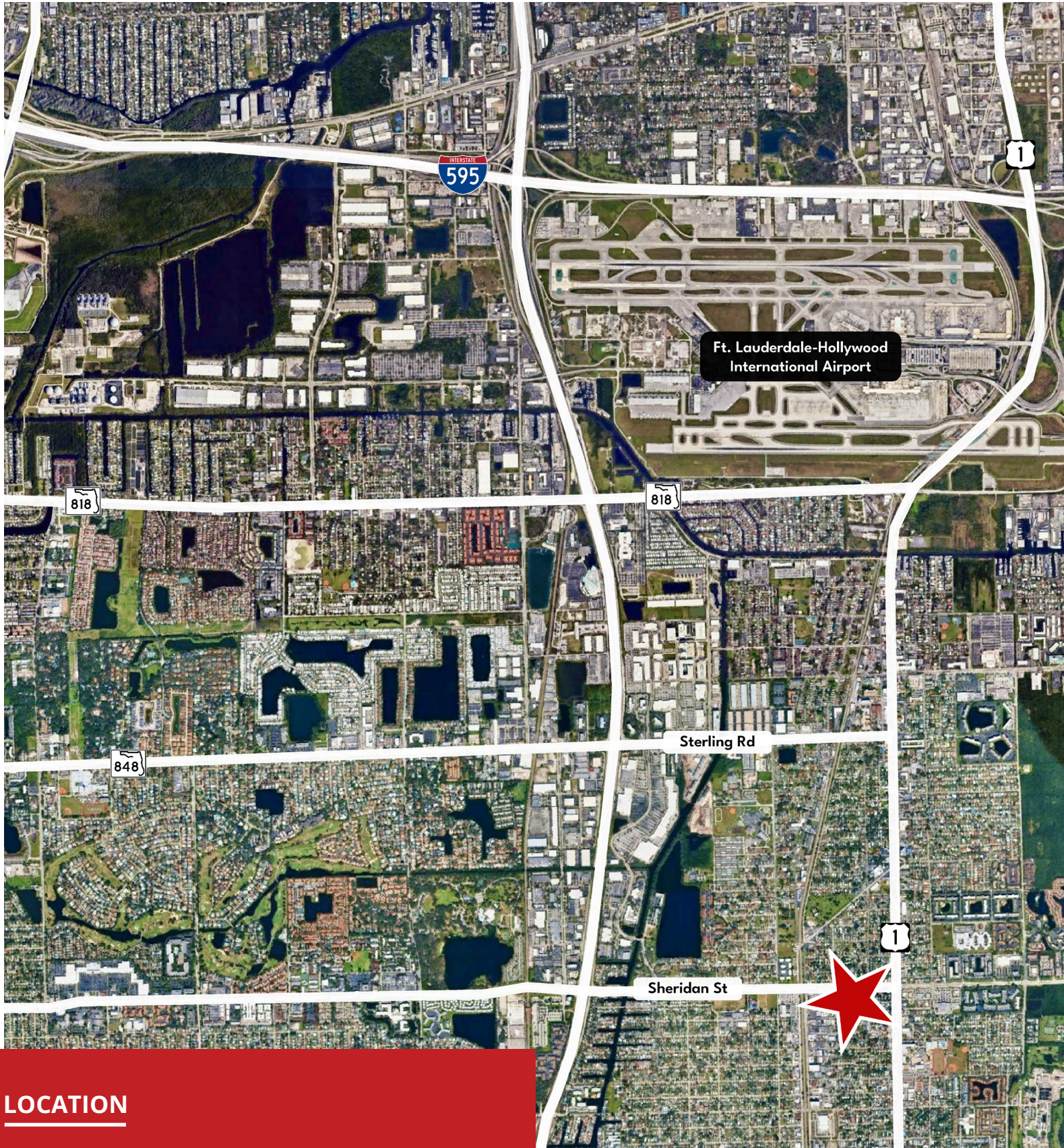
Kitchenette



Parking or Storage Lot



Warehouse Storage or Additional Office Area



LOCATION

- 0.3 miles from US1
- 1.5 mile from I95
- 3.8 miles to Ft. Lauderdale International Airport



For Inquiries, Contact:

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