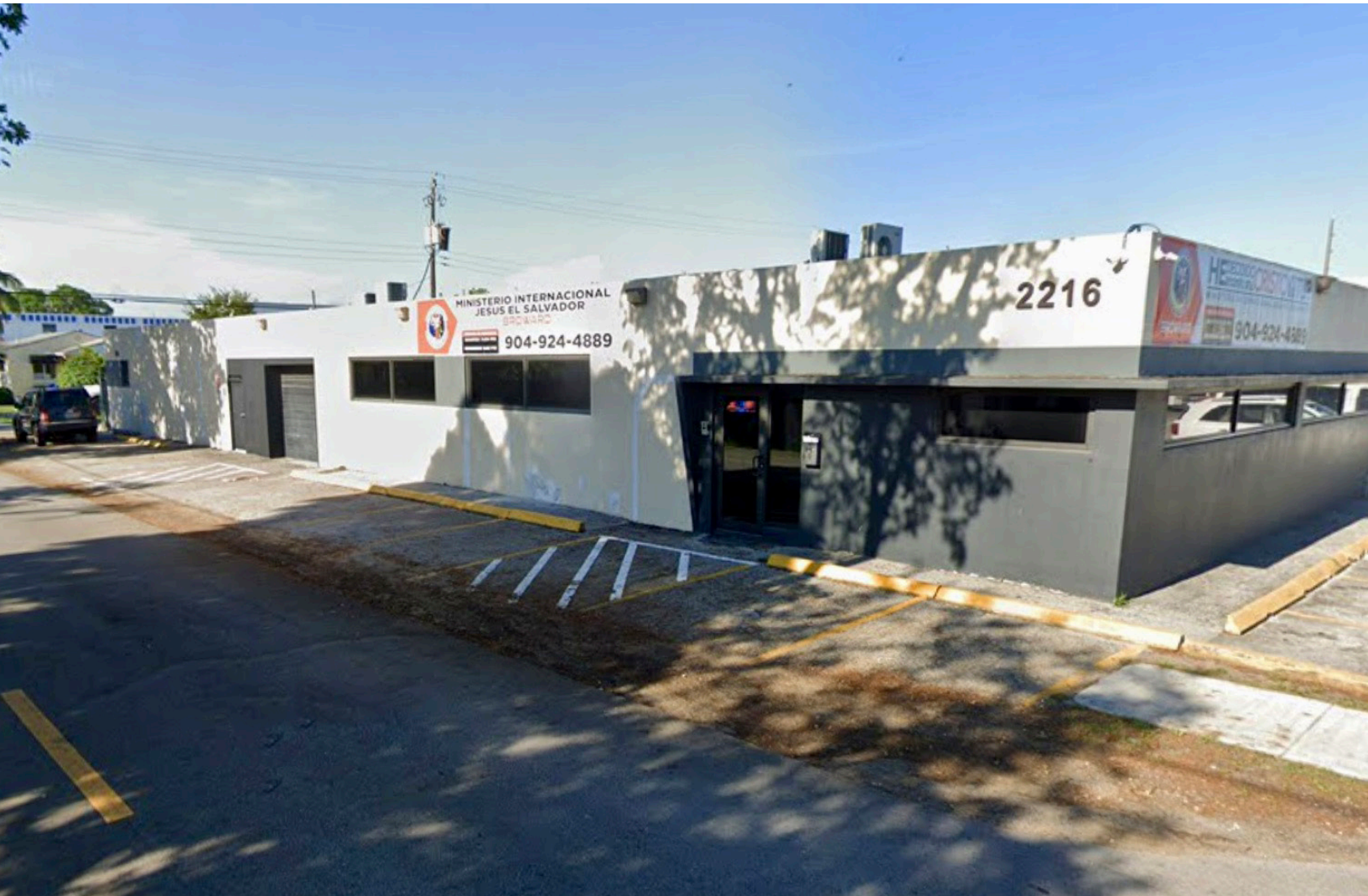




2216

N 20th Avenue
Hollywood, FL 33020



FLEX BUILDING FOR SALE OWNER/USER OR INVESTMENT

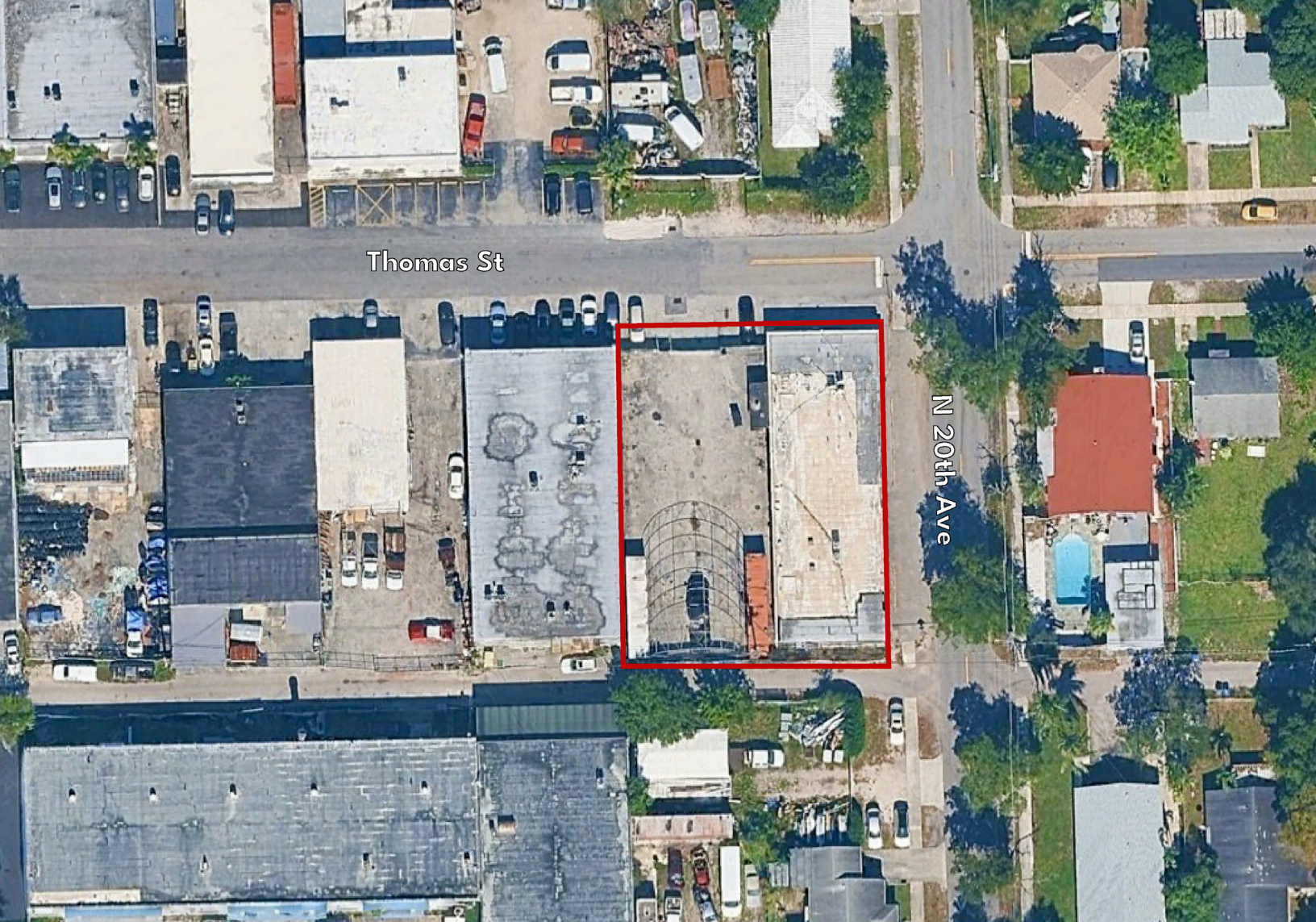
+/- 5,556 SF on 0.34 Acre Fenced in Lot

Fully Air-Conditioned

Pat McBride, SIOR, Esq.

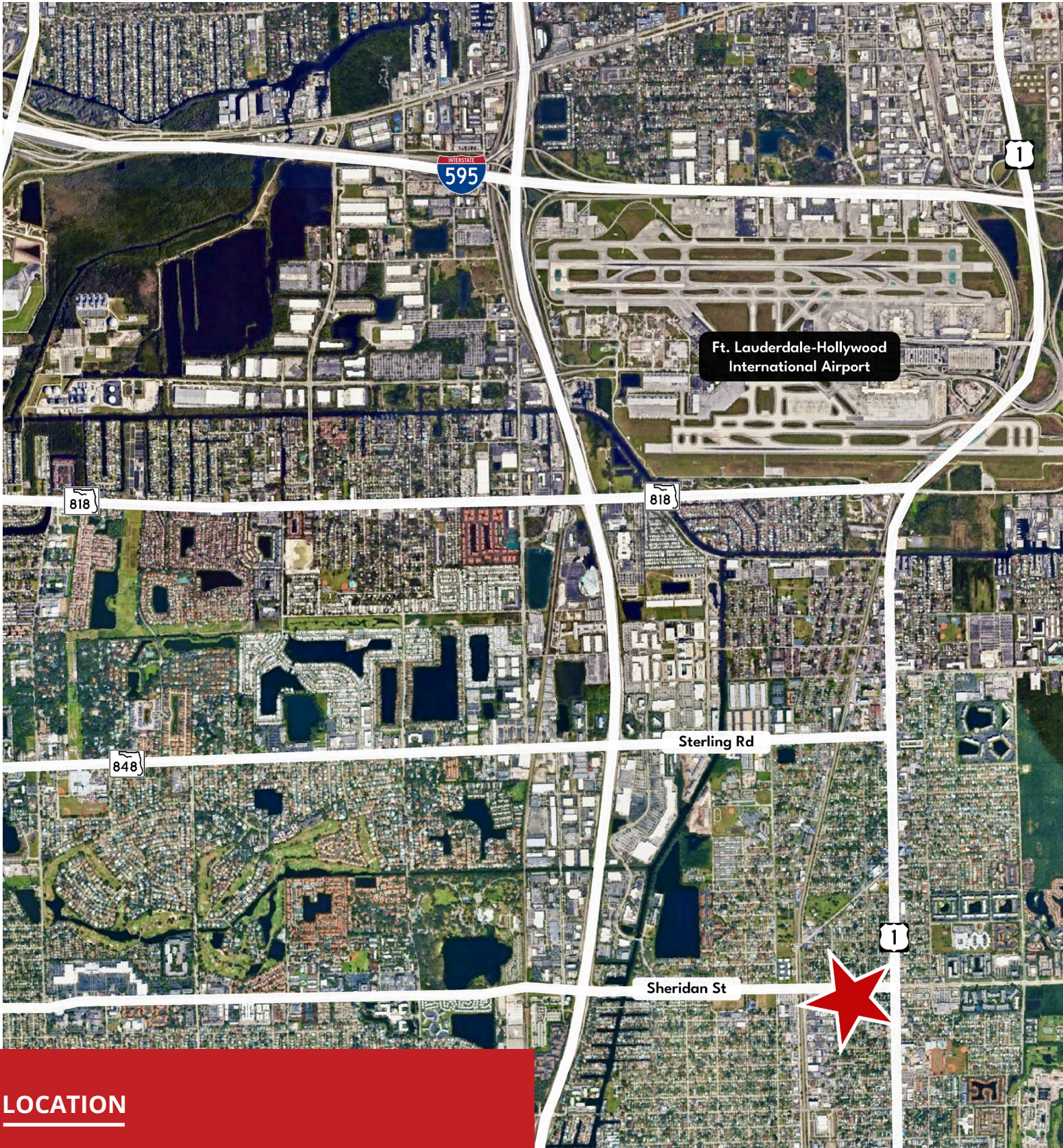
pmcbride@comreal.com

(305) 619-2937



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



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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(305) 619-2937

ComReal Miami - Doral, LLC

3470 NW 82nd Ave, Suite 605

Doral, FL 33122

Disclosure: All information provided herein is obtained from sources that we believe to be reliable, but has not been verified for accuracy or completeness. Any reliance on this information is solely at your own risk. Terms and conditions or change in price are subject to change without notice.