

PROPERTY DETAILS

- 1,400 SF Office building ready for immediate occupancy
- Close proximity to downtown Fort Lauderdale, Port Everglades and FLL Airport
- Completely gut renovated in 2021 with new roof, HVAC and all new upgraded interiors
- Hurricane glass windows
- Easy access to US1, I-95 and I-595
- Ample onsite parking
- Monument signage
- Ideal for owner user; law firm, CPA, marketing or marine related

ABOUT PROPERTY



PRICE

\$950,000



YEAR BUILT

1958/Renov. 2021



AVAILABLE SF

1,400 SF



PARKING

8 spaces



LOCATION

SE Fort Lauderdale

For more information:

Steve Hyatt

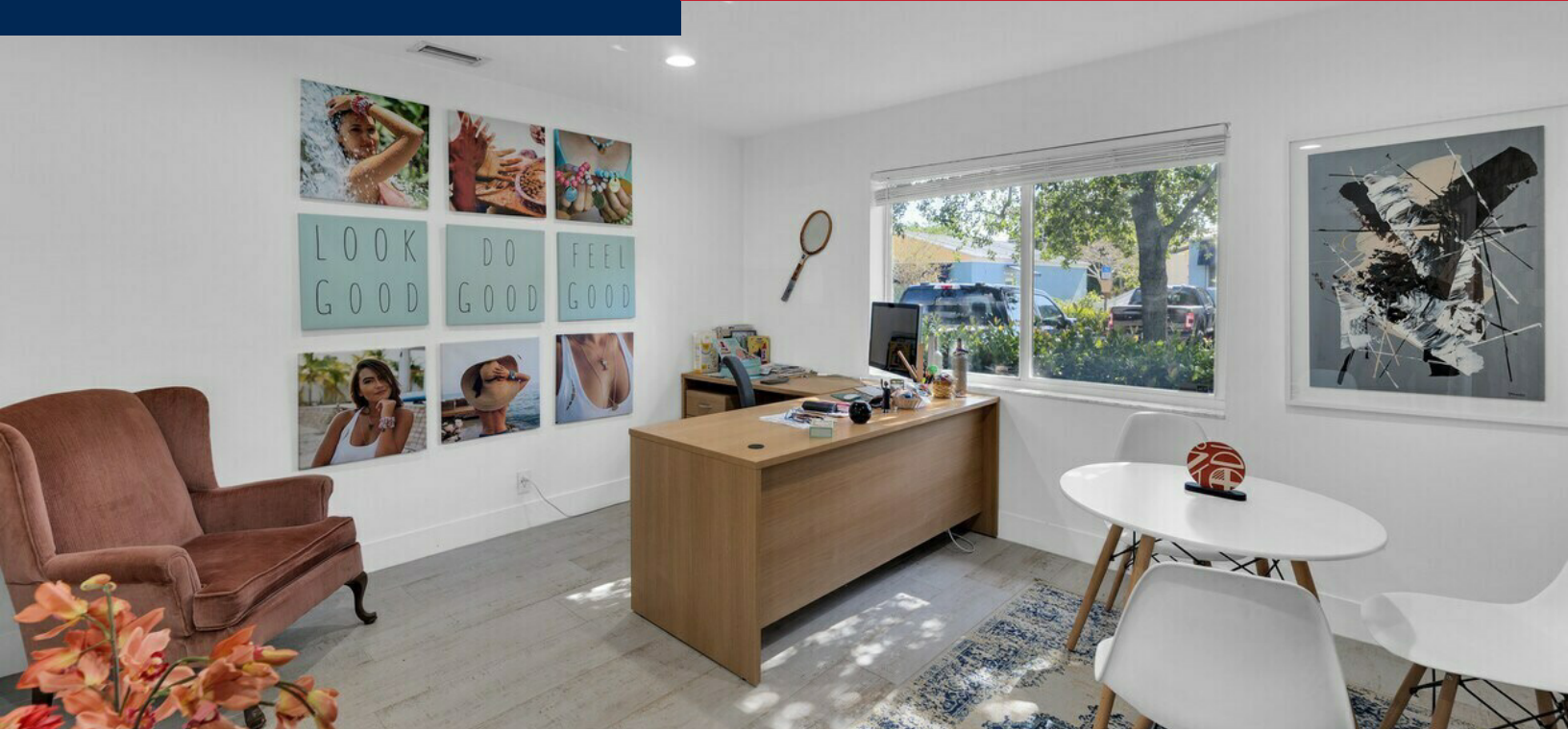
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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



PROPERTY DESCRIPTION

Property consists of a free-standing 1,400 SF office building located south of downtown and near both Port Everglades and FLL Airport. Building was completely gut renovated in 2021 with new roof, new HVAC, new kitchen and office area. High quality professionally designed interior is in turn-key immediate occupancy condition. Parking consists of 8 spaces including 1 HCP. Exterior windows are impact glass. Property has been meticulously maintained with no cap-ex required.

PROPERTY HIGHLIGHTS

- 1,400 SF Office building ready for immediate occupancy
- Close proximity to downtown Fort Lauderdale, Port Everglades and FLL Airport
- Completely gut renovated in 2021 with new roof, HVAC and all new upgraded interiors
- Hurricane glass windows
- Easy access to US1, I-95 and I-595

OFFERING SUMMARY

Sale Price:	\$950,000
Lot Size:	6,955 SF
Building Size:	1,400 SF

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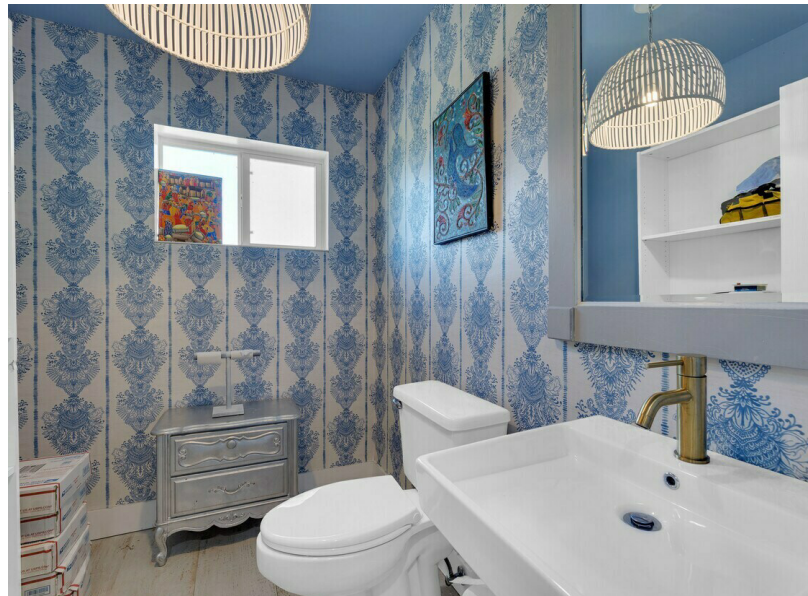
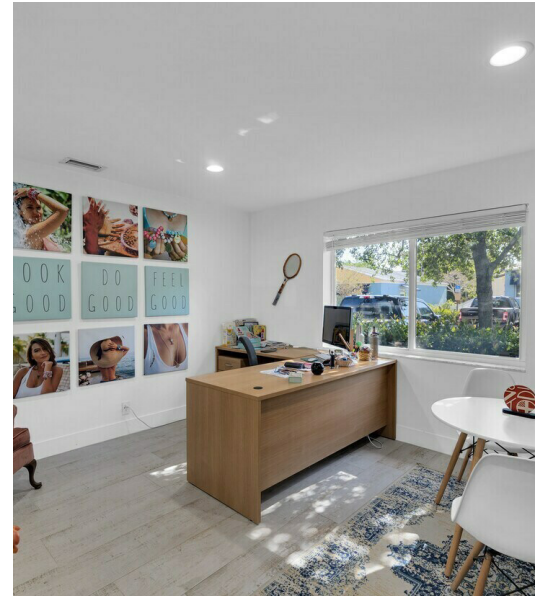
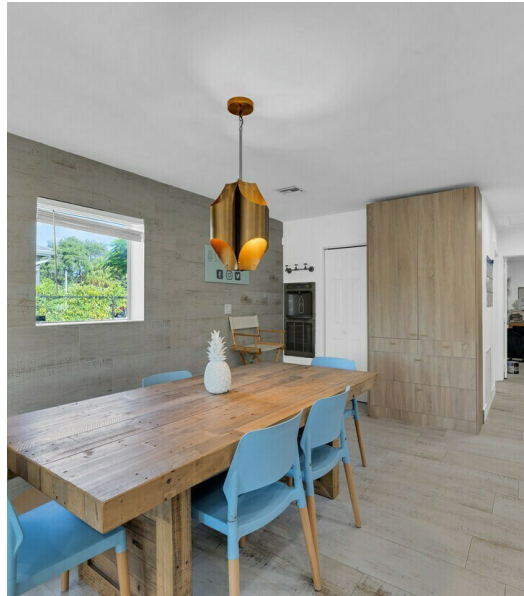
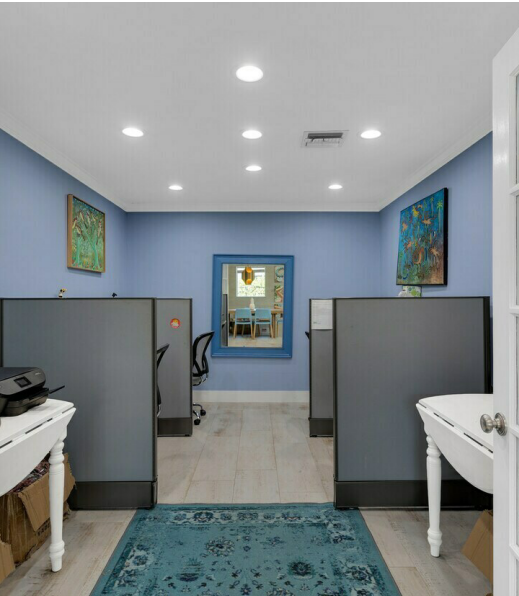
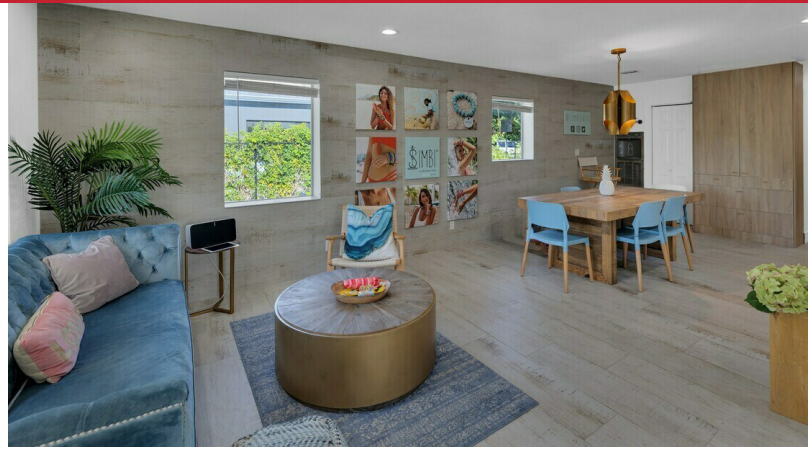
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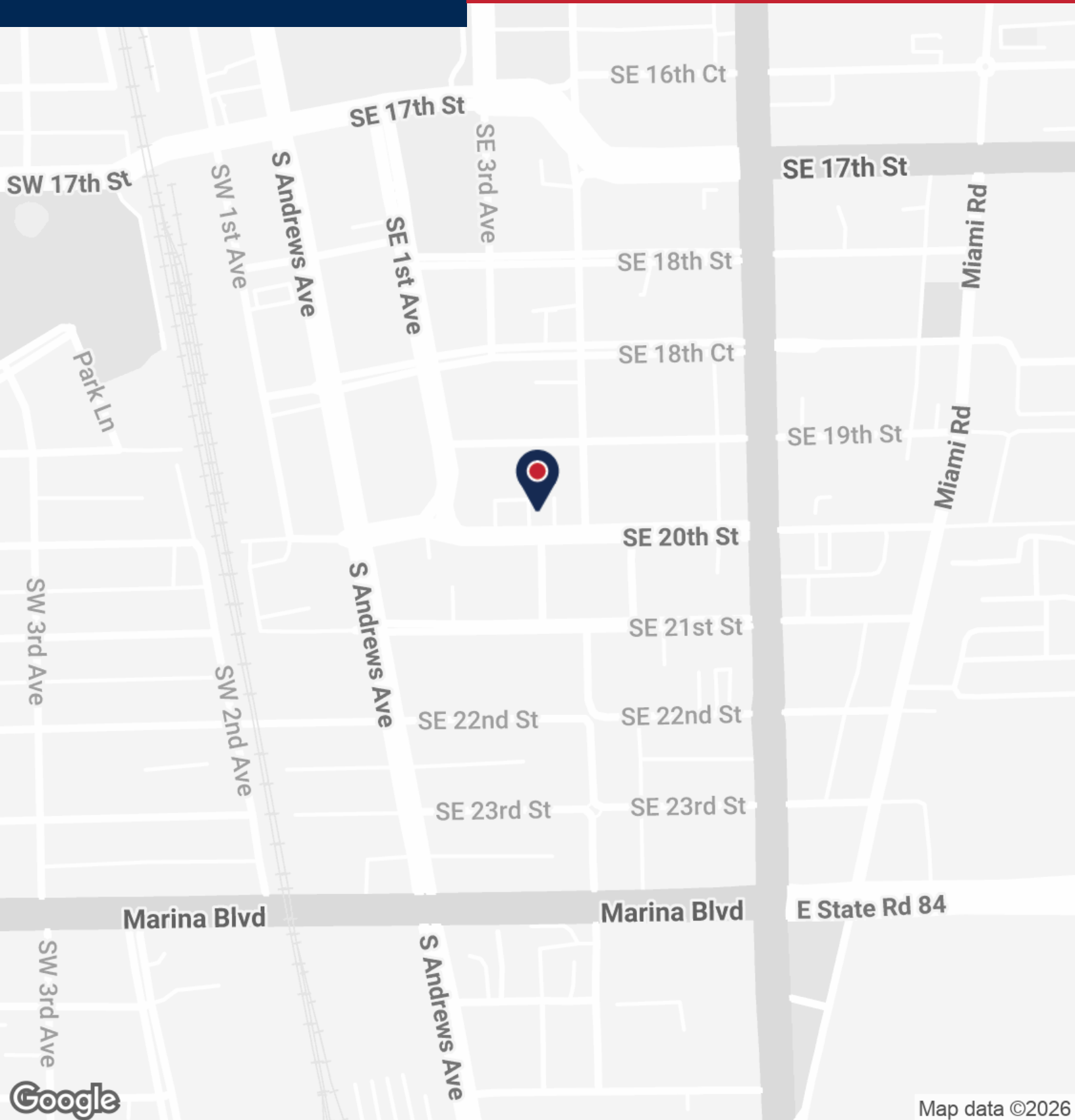
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Map data ©2026

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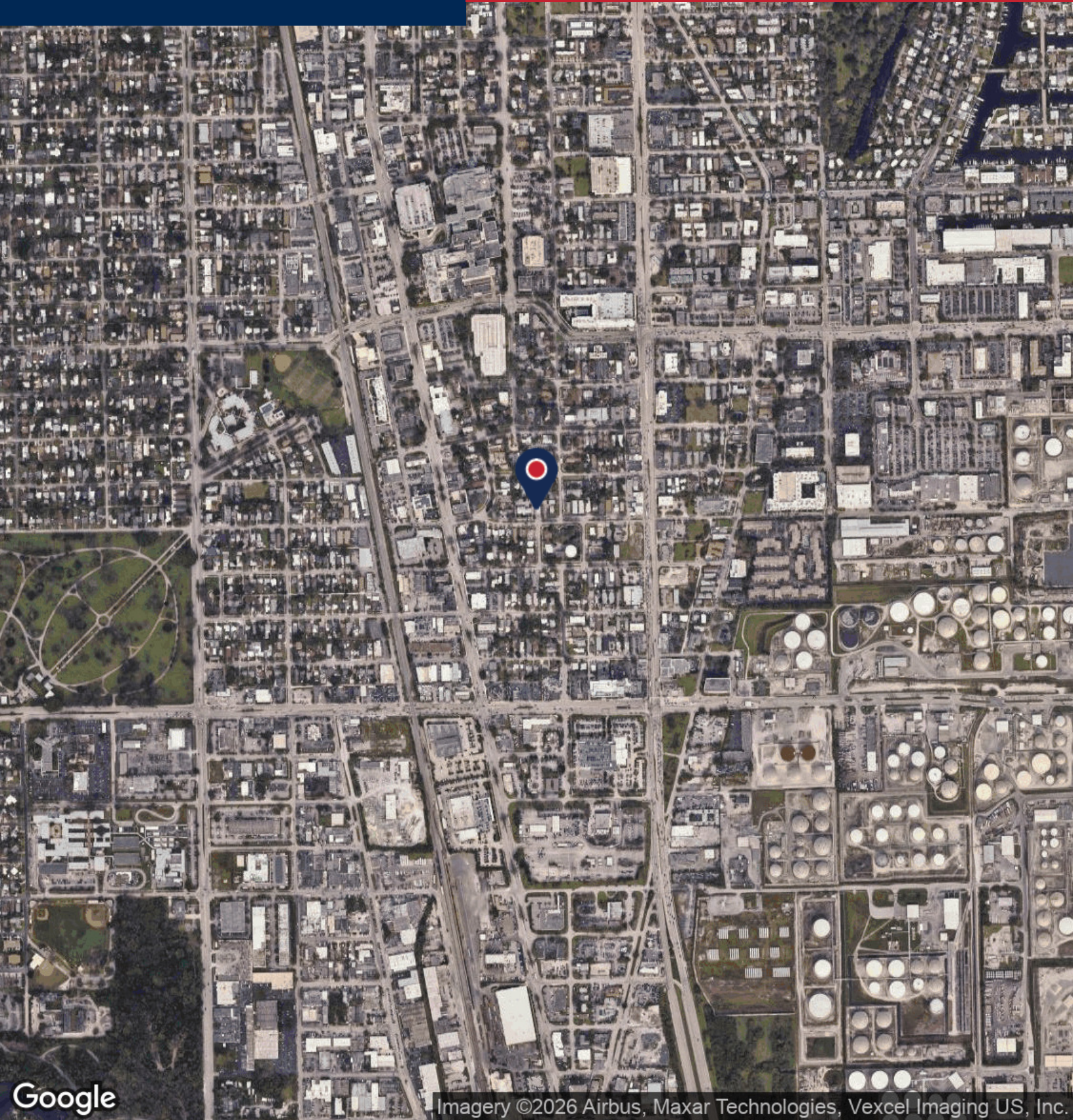
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