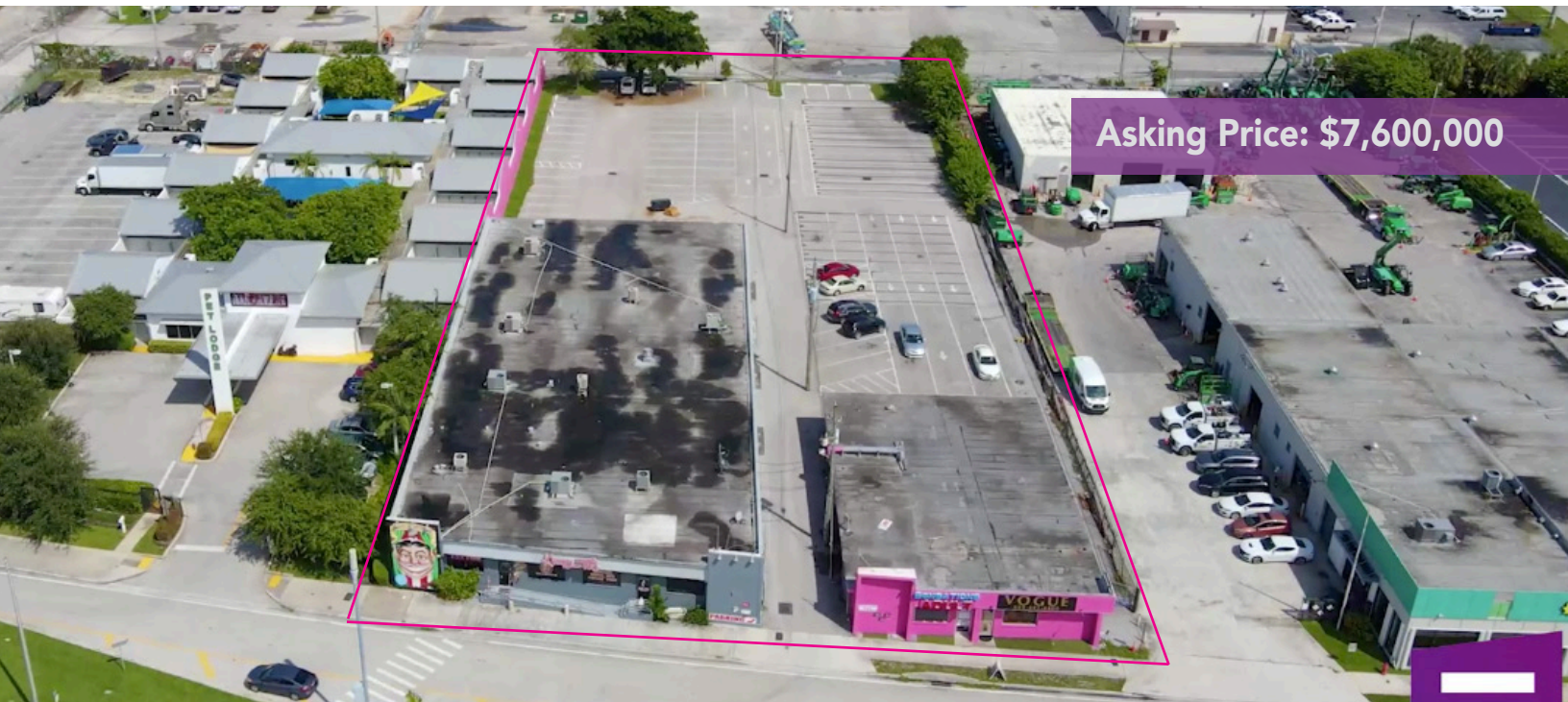


FOR SALE

Prime Location Property! Showroom, Retail, Warehouse and more...



Address: 2608-2610 S. US1, Hollywood FL 33316

This property consist of 2 freestanding buildings, the North side building was used as a retail, showroom and warehouse. The South side building is currently being used as a retail for an adult store and entertainment. Situated in the prime location, just minutes away from the Fort Lauderdale International Airport and Port Everglades. This property provides unmatched exposure and visibility, you get the best of both worlds; it is where the City of Fort Lauderdale meets with the City of Hollywood.

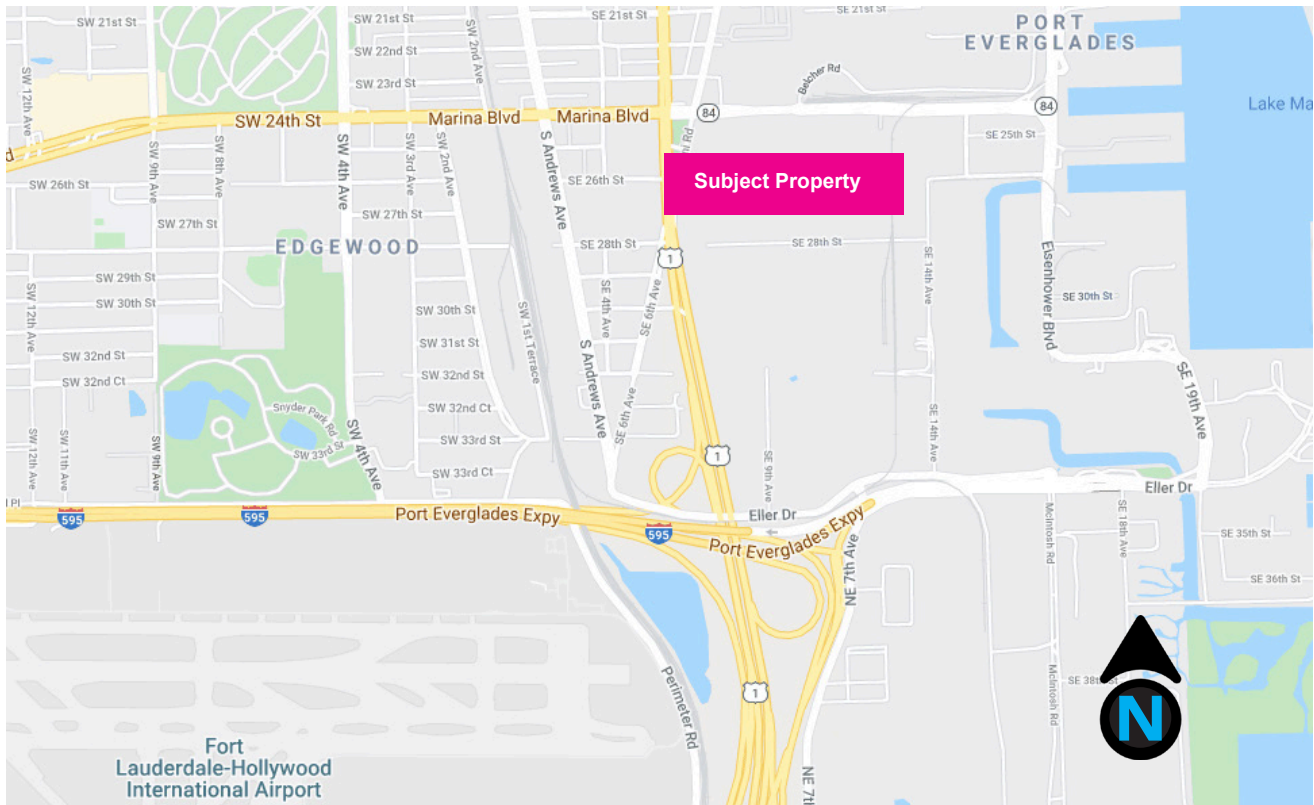


PROPERTY HIGHLIGHTS:

- Approved for 120' high-rise building
- 3 Phase Electric
- 2 Loading DockHighs
- 2 Grade-level Docks
- CCTV Security System
- 14,800 SF Freestanding Flex Warehouse
- 5,500 SF Freestanding Retail Building
- IM-3 Zoning
- Land Size: 1.36 acres
- Fenced Outdoor Storage
- Redevelopment Opportunity

Disclaimer: The above information was obtained from sources deemed to be reliable. Details pertaining to the property described above may change without notice and are subject to errors and/or omissions.

RETAIL + SHOWROOM WAREHOUSE + OUTDOOR STORAGE



954.281.8100

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