



**FOR SALE**

**1818 SHERIDAN STREET**  
HOLLYWOOD, FL 33020

**FULLY STABILIZED & RENOVATED MEDICAL OFFICE**

**STL**  
COMMERCIAL



# OVERVIEW

STL Commercial has been exclusively retained to arrange the sale of 1818 Sheridan St, Hollywood FL. The subject property is a 7,499 SF medical office building, situated on a 17,780 SF lot. Recently, the property has gone through a large amount of improvements. Including but not limited to, a new flat roof, AC units, elevator, asphalt parking lot, and electrical system.

The subject property is currently 100% occupied. The only major landlord expense is the real estate taxes. Currently the property is generating an annual net operating income of \$218,760.

The property is strategically located on the corner of Sheridan St and US-1 in Hollywood FL. Offering exceptional visibility and accessibility to all major thoroughfares. The property is located 1.2 miles east of the I-95 Sheridan St exit. 4 miles from Fort Lauderdale International Airport and Hollywood Beach.

# SITE SUMMARY

ASKING PRICE : \$2,860,000

BUILDING SF : 7,499 SF

LAND SF : 17,780 SF

IN-PLACE NOI : \$218,760

IN-PLACE CAP RATE : 7.65%

OCCUPANCY : 100%

NUMBER OF TENANTS : 1

YEAR BUILT : 1986

RENOVATED : 2017 and 2023

ZONING : SS – SHERIDAN STREET MIXED USE

# HIGHLIGHTS

- NEWLY RENOVATED MEDICAL OFFICE ASSET
- \$297,752 IN ANNUAL GROSS INCOME
- FULLY STABILIZED
- STRATEGIC LOCATION, CORNER OF FEDERAL AND SHERIDAN
- LIBERAL MIXED USE ZONING



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DAVID RICHMAN | VP INVESTMENT SALES | 847.772.7159

MAX LORIA | MANAGING BROKER | 561.901.1402

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.



# AERIAL PHOTO



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# EXTERIOR PHOTOS



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# INTERIOR PHOTOS



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# RETAIL CONTEXT MAP

## HOLLYWOOD



SHERIDAN STREET

1818 SHERIDAN ST.

DIXIE HIGHWAY

FEDERAL HIGHWAY



A collection of retail logos including Dunkin', McDonald's, 7-Eleven, Starbucks, Burger King, PNC, Wells Fargo, Publix, City National Bank, Chase, and Pollo Tropical, arranged in a grid-like fashion within a white box.

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# RENT ROLL + FINANCIALS

Rent Roll								
Name	Unit	Occupied SF	Base Rent	Base Rent PSF	Lease Start	Lease End	Renewal Options	Annual Increases
J.C.'S RECOVERY CENTER, LLC	101		\$2,080.00		1/1/2025	1/1/2030	(1) 2 year option	4%
J.C.'S RECOVERY CENTER, LLC	102,103,104		\$7,500.00		1/1/2025	1/1/2030	(1) 2 year option	4%
J.C.'S RECOVERY CENTER, LLC	105		\$2,080.00		1/1/2025	1/1/2030	(1) 2 year option	4%
J.C.'S RECOVERY CENTER, LLC	205,206,207,210		\$13,152.67		1/1/2025	1/1/2030	(1) 2 year option	4%
<b>Totals</b>		<b>7,500</b>	<b>\$24,812.67</b>	<b>\$39.70</b>				

1818 Sheridan St - Expenses	Monthly Base Rent	Annual Base Rent
<b>Rent Income</b>	<b>\$24,812.67</b>	<b>\$297,752.04</b>
In- Place Expense Description	Monthly	Yearly
ADJUSTED Property Tax	\$4,290.00	\$51,480.00
Insurance	\$1,315.67	\$15,788.00
Eleavator	\$175.00	\$2,100.00
Landscaping	\$180.00	\$2,160.00
Pressure Wash	\$150.00	\$1,800.00
Garbage	\$334.00	\$4,008.00
Utility	\$138.00	\$1,656.00
<b>Total Expenses per month / year</b>	<b>\$6,582.67</b>	<b>\$78,992.00</b>

<b>Total Net Operating Income</b>	<b>\$18,230.00</b>	<b>\$218,760.04</b>
<b>Purchase Price / Cap Rate</b>	<b>\$2,860,000</b>	<b>7.65%</b>

## List of improvements

- New flat roof
- New tile in common area stairs and hallway
- New gutters
- New sign for building
- Exterior paint
- New landscaping
- New sprinkler system
- Exterior lights all common area around the building and parking lot
- New asphalt parking lots
- New AC units
- New fence and rolling gates
- Repaired and renovated elevator
- New electric panel for Building
- Full inspection report available
- Environmental report available

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