

FOR SALE

1650 NE 26TH STREET,
WILTON MANORS, FLORIDA



RARE INVESTMENT GEM IN HIGHLY DESIRABLE WILTON MANORS!

Located near Five Points & "The Drive," this 10,855 sq. ft. office building offers stable income with built-in growth potential in a booming area.

Featuring ten suites, a newer roof, updated electrical, ADA accessibility, new south fence, and asphalt coating / restriping in process, it's a prime opportunity.

Motivated Broker / Owner open to 1031 exchange buyers!



Jerry
Copelan

954-998-3298

WWW.1650BUILDING.COM

IMMEDIATE REVENUE WITH FUTURE UPSIDE

90% occupied with long term leases that provide **stable income from Day 1**.
Opportunity to reposition by converting gross leases to net leases on roll over.

Several tenants occupy large spaces and are likely to renew, ensuring **long-term income security while still offering future upside**. The tenant mix—including established massage therapists, psychologists, functional medicine practitioners, and acupuncturists—cultivates a **quiet, wellness-focused professional environment** that appeals to like-minded businesses and clients.

Possible owner use opportunity.



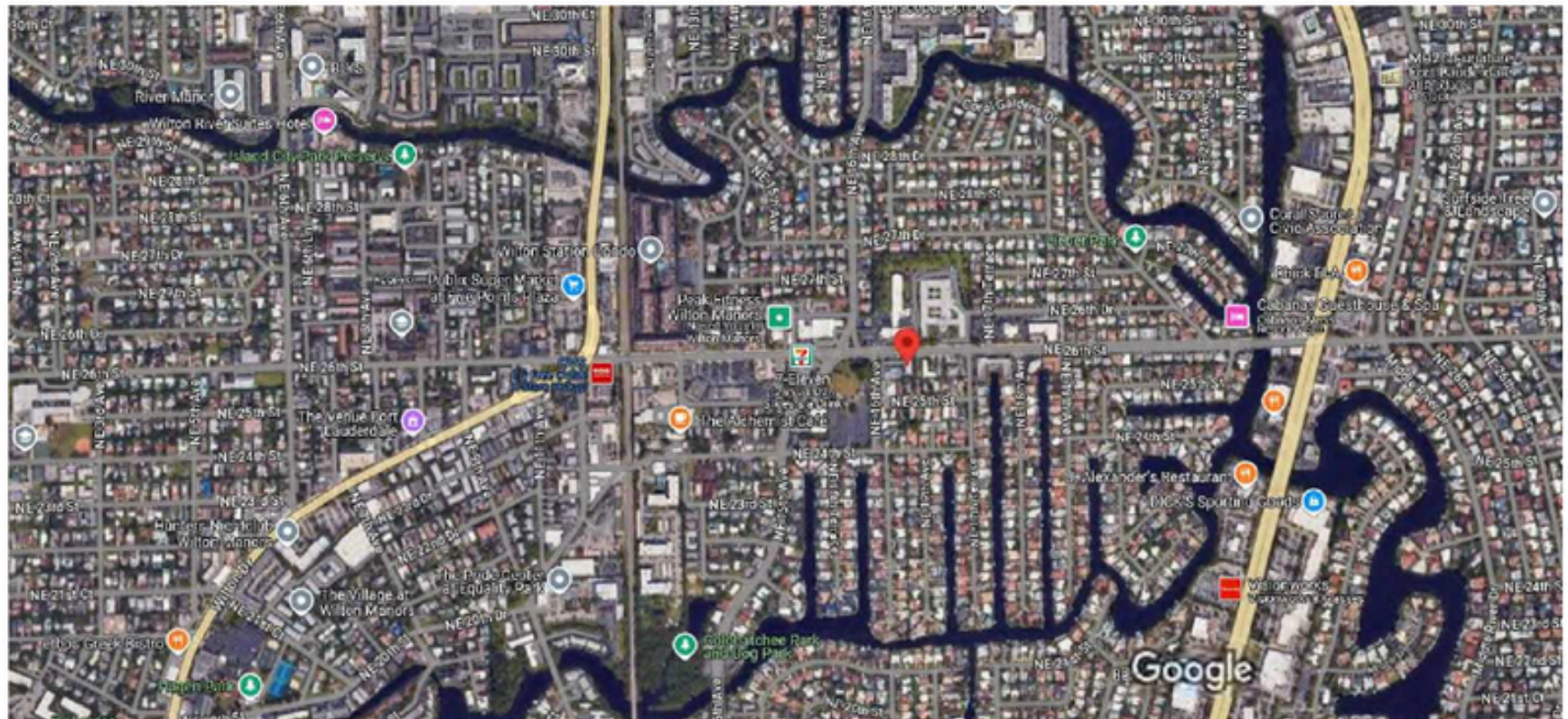
CALL JERRY:
954-998-3298

NEIGHBORHOOD OVERVIEW

Located on NE 26th Street, a major thoroughfare connecting US-1 and Dixie Highway, this 1.97-square-mile city is home to approximately 11,342 residents with a median household income of \$81,424.*

With a traffic count of **13,500 vehicles per day (VPD)**, the area benefits from strong visibility and accessibility, making it an attractive location for businesses and investors alike. Surrounding national brands include Holy Cross Medical, Starbucks, Valero, CVS, 7-Eleven, and Wells Fargo, reinforcing the area's established commercial presence and consumer appeal.

*data collected from the Demographics page of the City of Wilton Manors website



SUMMARY

OPERATING SUMMARY

Income	\$193,734
Taxes	\$30,323
Insurance	\$18,168
Utilities	\$15,555
Contract Services	\$10,181
Maintenance	\$9,559
Other	\$1,180
NOI	\$108,768

PRICING SUMMARY

List Price	\$2,500,000
Net Operating Income	\$108,768
Cap Rate	4.3%

PROPERTY SUMMARY

Building Size	10,855
Land Size	15,003
Year Built	1974/75
Tax Parcel Number	4942-26-27-0023
Parking	26