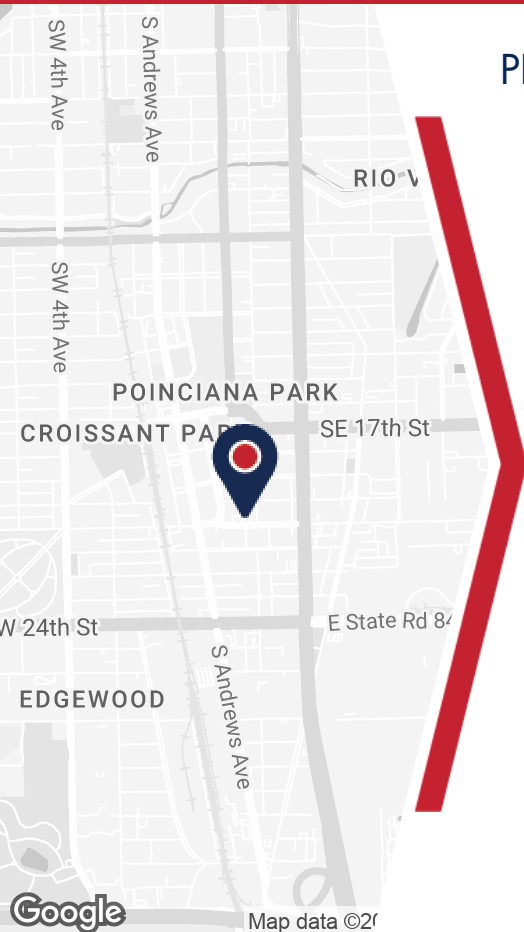


PROFESSIONAL OFFICE BUILDING FOR SALE

301 SE 20TH ST, FORT LAUDERDALE , FL



PROPERTY DETAILS

- 1,420 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

\$1,000,000



YEAR BUILT

1958/Renov. 2021



AVAILABLE SF

1,420 SF



PARKING

8 spaces



LOCATION

SE Fort Lauderdale

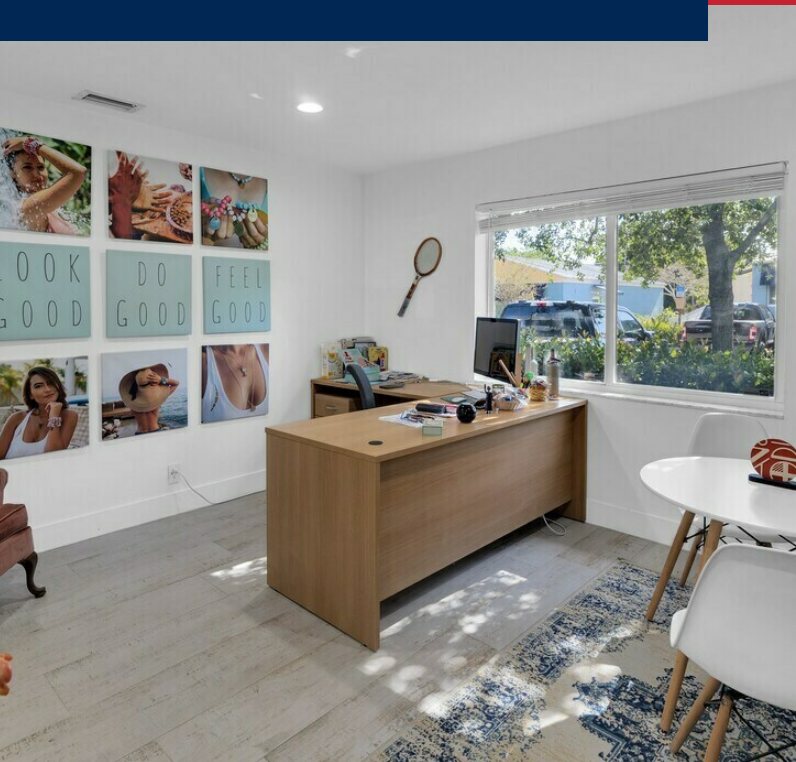
For more information:

Steve Hyatt

954.494.3091 | Shyatt@Bergercommercial.Com
bergercommercial.com



Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.



PROPERTY DESCRIPTION

Property consists of a free-standing 1,420 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 interior buildout 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

- 1,420 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:	\$1,000,000
Lot Size:	6,955 SF
Building Size:	1,420 SF

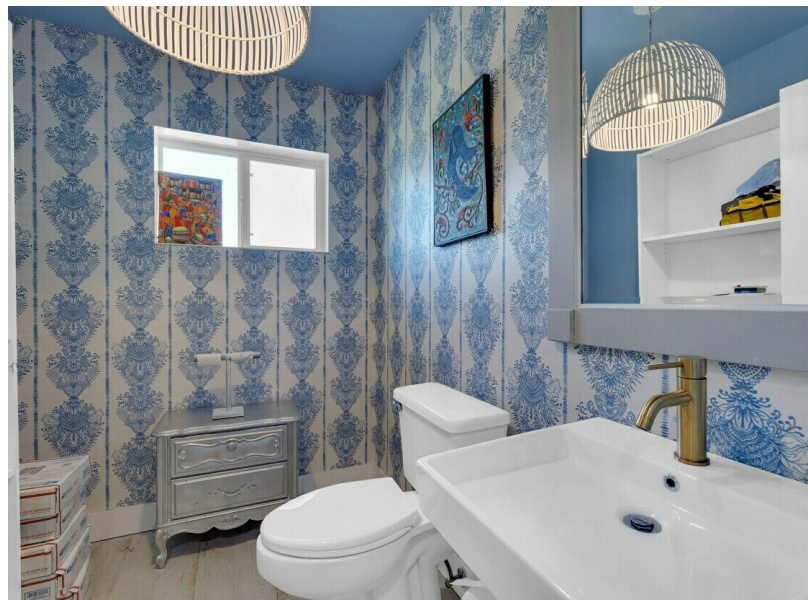
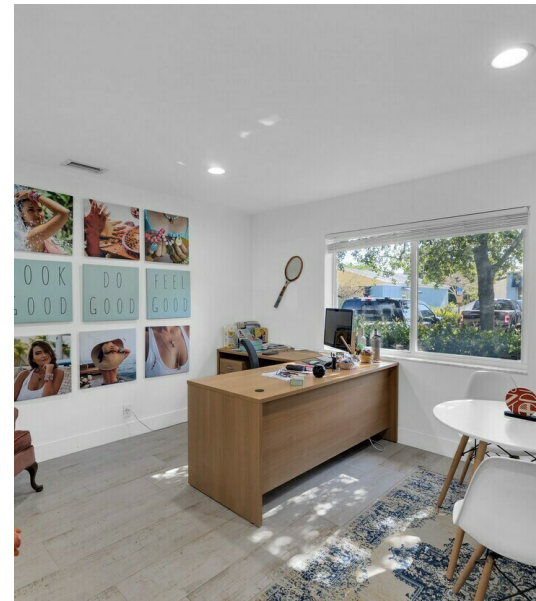
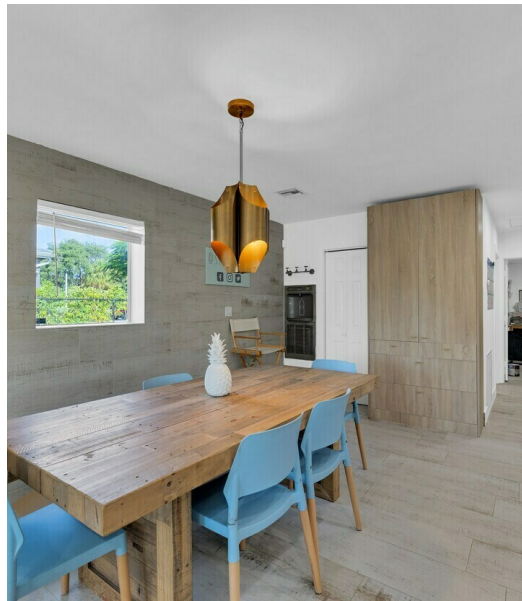
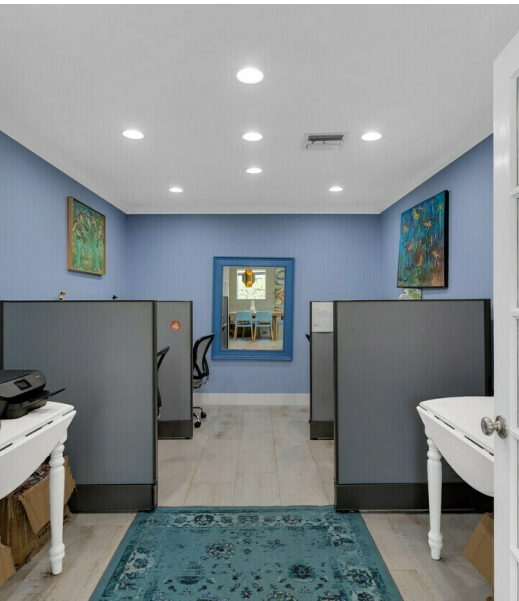
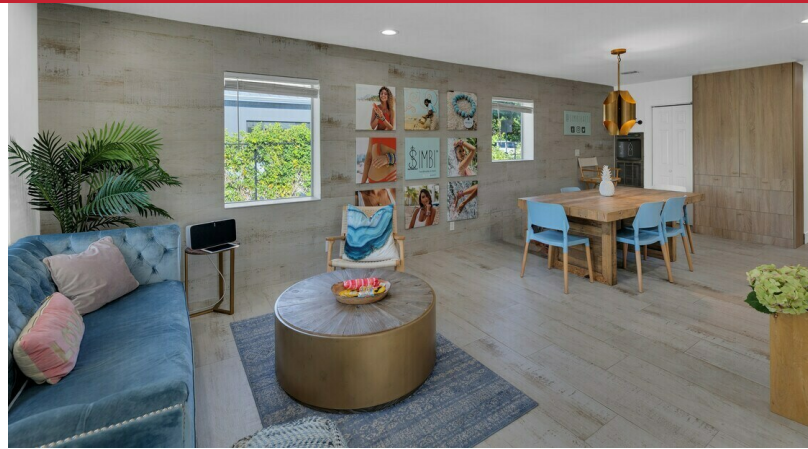
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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

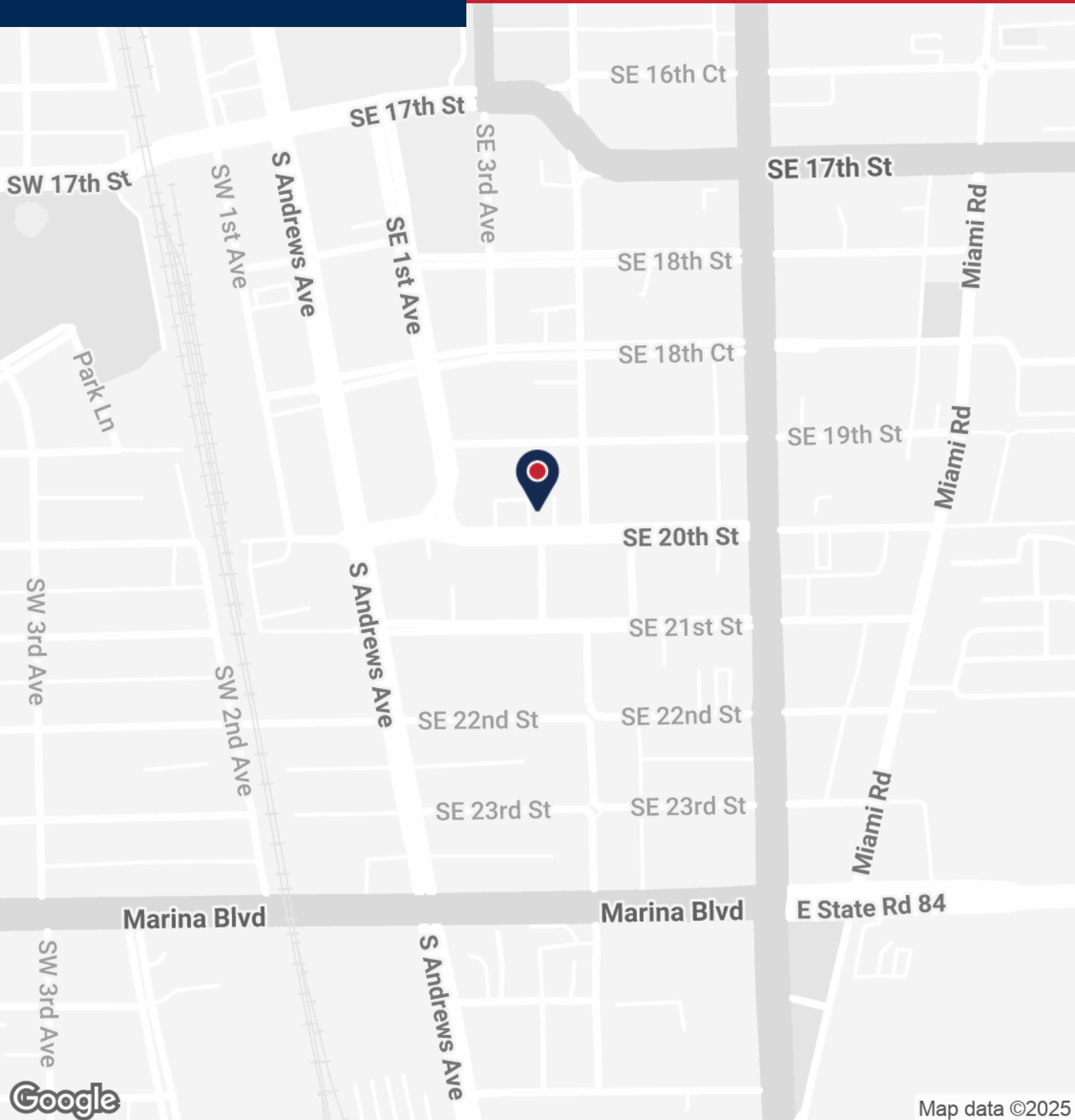


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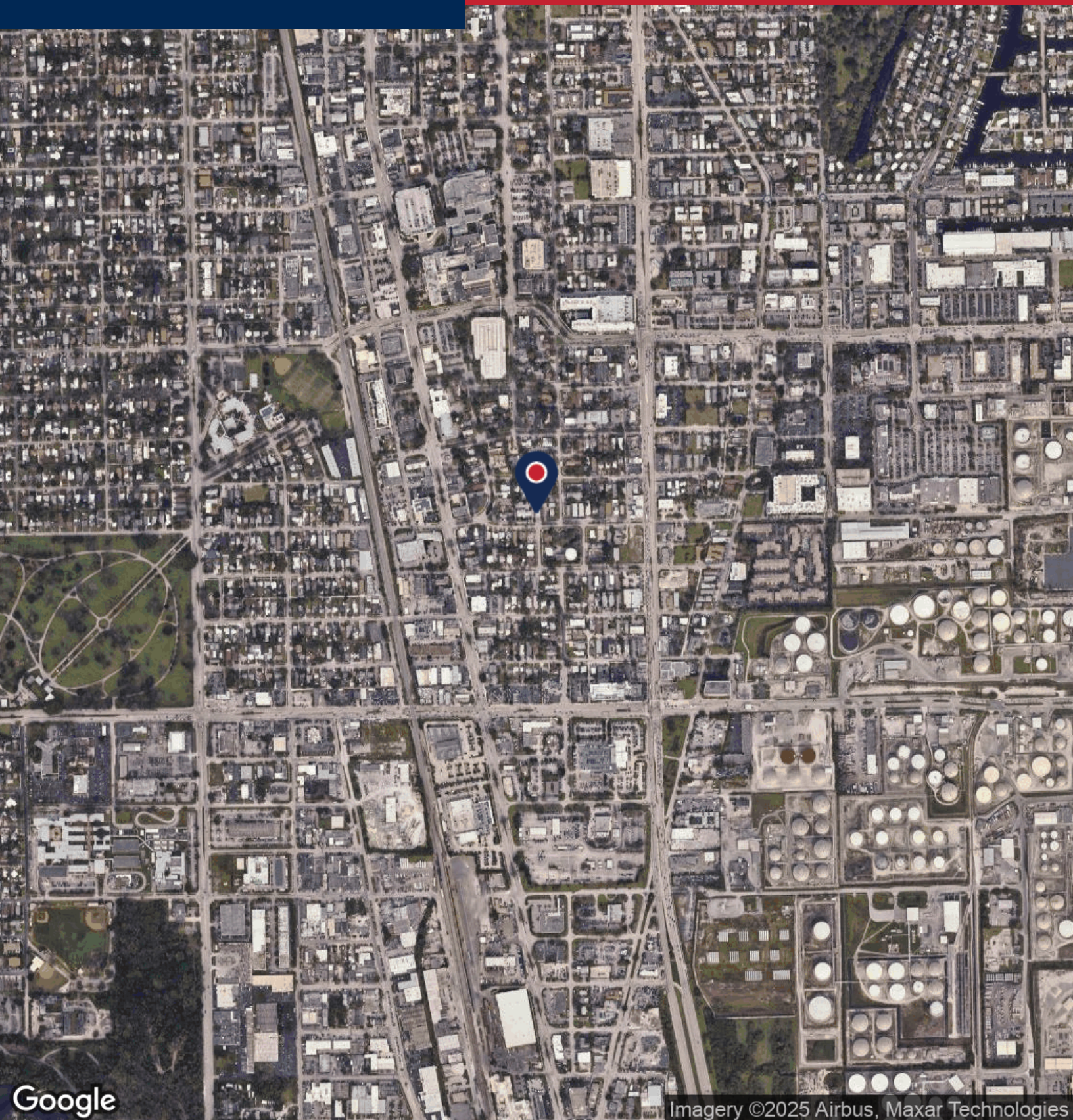
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PROFESSIONAL OFFICE BUILDING FOR SALE

AERIAL MAP



Imagery ©2025 Airbus, Maxar Technologies

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CFRAC
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