



# AVAILABLE FOR SALE

📍 **P1** 320 SE 18th St, Fort Lauderdale, FL 33316

📍 **P2** 1800 SE 3 Ave, Fort Lauderdale, FL 33316

## PROPERTY FEATURES

2 PARCELS	P1	P2
SF RENTABLE	3144 SF	2552 SF
SF LOT	21809 SF	15210 SF
FOLIO	504215103780	504215103750
TOTAL	5696	37019
ACRES	0.85	

## PROPERTY HIGHLIGHTS

- Excellent Visibility & Accessibility
- Situated in a high-demand area with a dense residential population and strong local economy

## PROPERTY DESCRIPTION

The subject property consists of two adjacent parcels in Fort Lauderdale, P1 has 21,809 SF and P2 has ± 15,210 SF totaling approximately 37,019 SF lot or 0.85 acres, with about 5,696 SF of office rentable space.

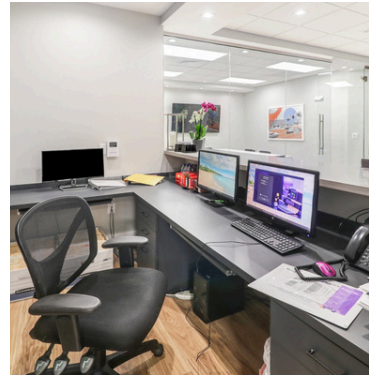
Asking price is \$5,300,000.00.



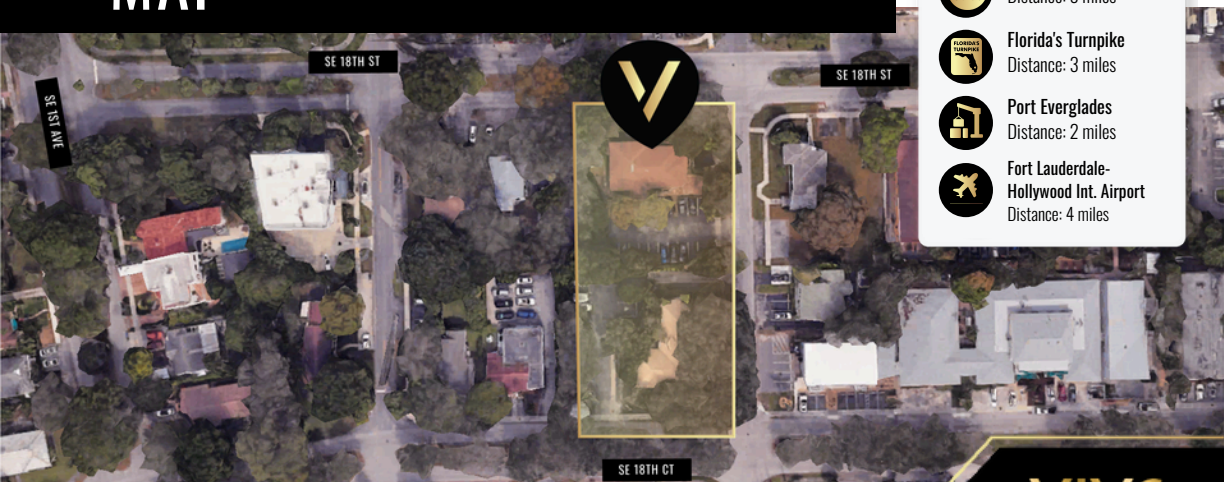
## CALL FOR PRICING & DETAILS

● **MARTIJN RENTEMA**  
DIRECTOR  
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786.376.2836

# PROPERTY IMAGES



## MAP



**Downtown FTL**  
Distance: 3 miles



**Florida's Turnpike**  
Distance: 3 miles



**Port Everglades**  
Distance: 2 miles



**Fort Lauderdale-  
Hollywood Int. Airport**  
Distance: 4 miles