

MARINE & YACHT CENTER OF FORT LAUDERDALE

777 SE 20th Street, Fort Lauderdale, FL 33316



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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

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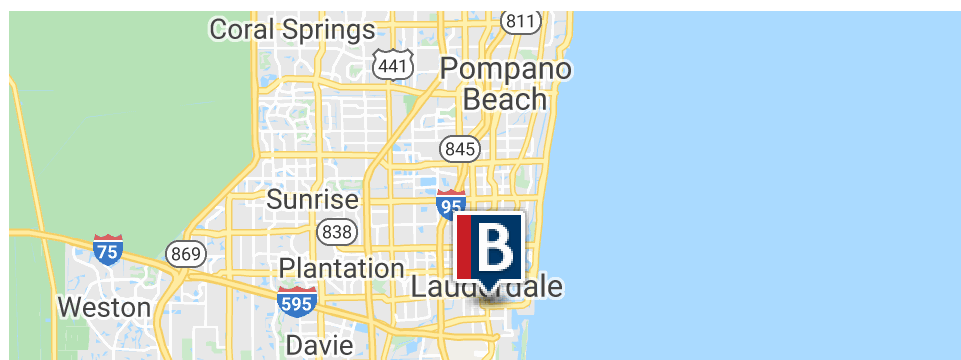


OFFERING SUMMARY

Price:	\$6,325,000
Building Size	22,501 SF
Building Class:	B
Lot Size:	1.05 Acres
Zoning:	B-1 City of Fort Lauderdale
Year Built:	2002
Market:	Broward
Submarket:	Downtown Fort Lauderdale

PROPERTY OVERVIEW

Berger Commercial Realty is pleased to present this 2-story, multi-tenant office building for sale. The building currently has 12 total units with two vacant units and one pending lease. This building has upside income potential by filling vacancies, increasing rents to market rates, and providing pass-throughs to tenants for the recapture of increases in certain expenses. The building has a five first floor suites with entrances from a covered walkway, private restrooms, a rear shared exit hall, and reserved covered parking. The second floor consists of seven suites with common restrooms. There is currently a second floor corner suite available for lease for an owner/user looking for flexibility for growth while providing a monthly income from this multi-tenant building.



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RETAILER MAP

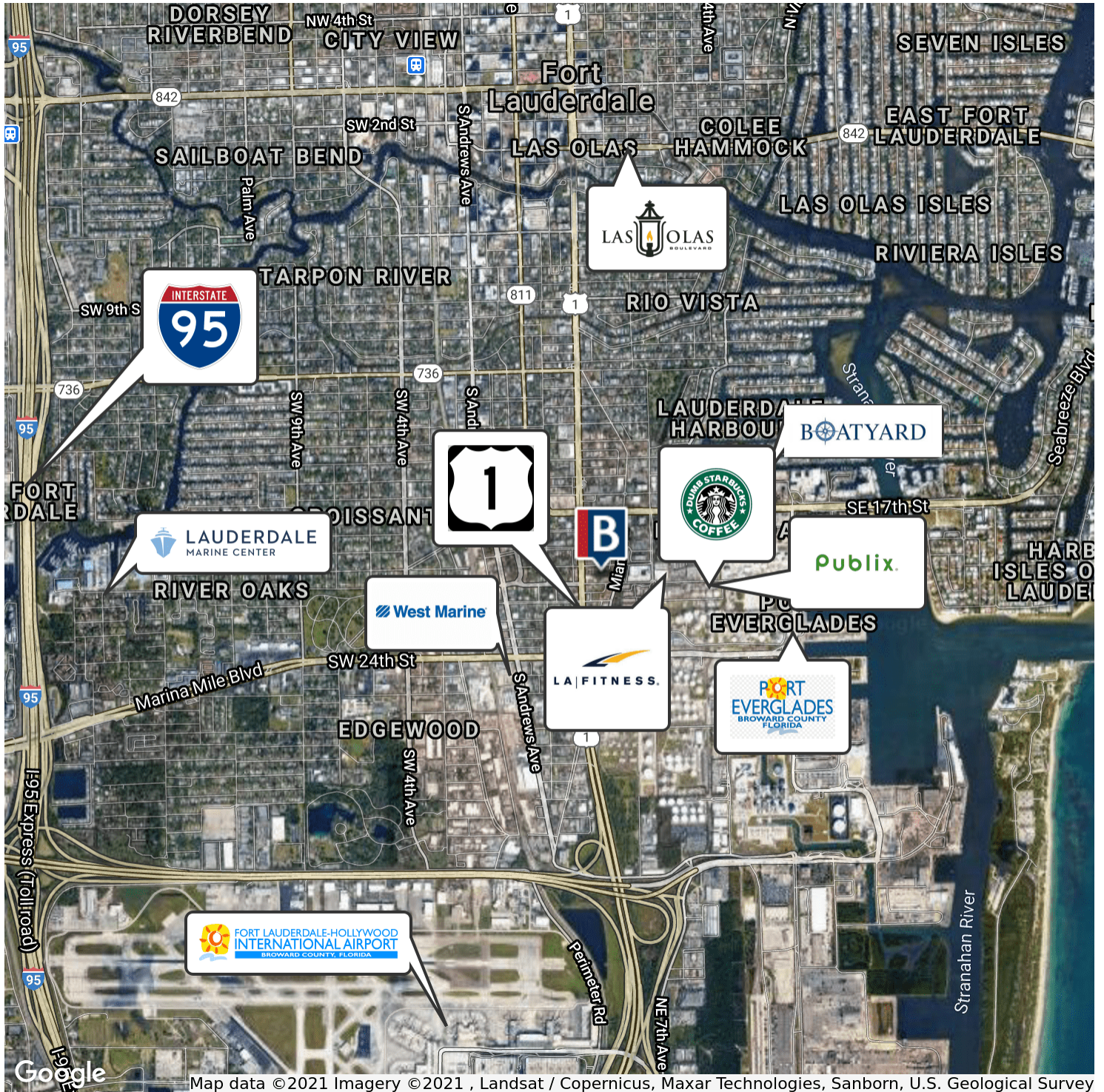
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Retailer Map



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