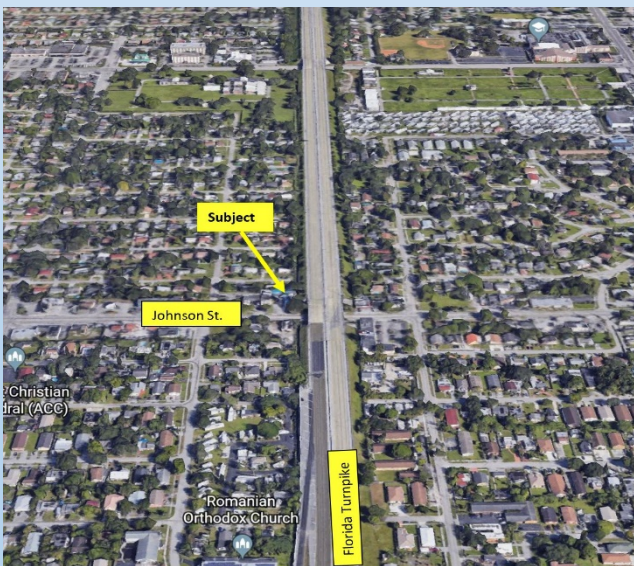


6231 JOHNSON ST., HOLLYWOOD, FL

FREE STANDING BUILDING FOR SALE

Property Details

- Building Type: Free Standing Building
- Use: Office
- Zoning: C-1 and RM-1
- GLA: 4,374 SF
- Price: ~~\$695,000~~ \$650,000
- CAP/PSF: 6.91%/\$148.61
- BILLBOARD NOT INCLUDED



Presented by:

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Property Information

SUMMARY

This 4,374 square foot free-standing building fronting Johnson Street in Hollywood is a great opportunity for a user and or an investor to purchase a “care-free” asset. The property is currently 100% occupied.

The ownership has expressed a willingness to entertain purchase offers. The stated asking price is \$650,000 or \$148.61 psf.

Charlie Exelbirt of Mattis Advisors, Inc. (referred to herein as “the Broker”) has identified this as an intriguing investment opportunity in an extraordinary submarket. The Broker is seeking an investors to acquire this asset.

PROPERTY SUMMARY

Address	6231 Johnson Street Hollywood, Broward County, Florida
Site Size	9,561 square feet (Per Property Appraiser)
Structure	4,374 square foot, one-story office building. Concrete construction.
Year Built	1974 – renovated in 2017
Stories	One
Unit Mix:	6 Total Suites (Units) 3 Office Suites – 600 sf each 1 Office Suite – 1000 sf 1 Office Suite – 1474 sf 1 Storage Unit – 100 sf
Parking	Asphalt, surface parking. Approximately 12 spaces.
Frontage/Visibility	More than 75’ of direct frontage along Johnson Street.
Average Daily Traffic Count	20,351.
Zoning	C-1 and RM-1, Hollywood, Florida.

