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## Stiles Sells Building In Prime Location For Near Record

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**Stiles** [\[https://stiles.com/\]](https://stiles.com/) has closed the \$3.3 million sale of a 10,052-square-foot building situated on a 33,723-square-foot lot at **325 SW 26th Street** in Fort Lauderdale.

The \$328 per square foot sale price was among the highest in the airport/port district in the past two years.

**Stiles Senior Vice President Kimberly Barbar** [\[https://stiles.com/kimberly-barbar\]](https://stiles.com/kimberly-barbar) represented the seller in the transaction. **Joe Mongillo** of **LoKation Real Estate** represented the purchaser, **325 SW 26th Street LLC**, which plans on relocating its business operation from California.

**“It’s rare to find a site this large with a remodeled, move-in ready building already on the property,” said Barbar. “Couple that with a superb location within minutes of both a busy international airport and one of the largest ports in the U.S. and it made this a very attractive property.”**



Set on 0.77 acres, the building features a wide open floor plate, a remodeled interior and exterior, two commercial kitchens, new impact windows and doors and a large parking lot on both sides of the building. Situated less than a mile from the Fort Lauderdale-Hollywood International Airport and Port Everglades and



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minutes from I-595 and downtown Fort Lauderdale, the building also has prominent signage potential and access.

Barbar is also representing the owner of a superbly-located building with unmatched visibility along Fort Lauderdale's premier retail corridor. **2871 N Federal Highway** [<https://www.loopnet.com/Listing/2871-N-Federal-Hwy-Fort-Lauderdale-FL/17847893/>] is a flexible showroom and office space located near top-tier shopping destinations with excellent surrounding demographics. The building has more than 200 feet of frontage on N Federal Highway (U.S. 1).

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