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## Stiles Sells Building In Prime Location For Near Record

January 10, 2023 / 0 Comments /

<u>Stiles [https://stiles.com/]</u> 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.

<u>Stiles Senior Vice President Kimberly Barbar [https://stiles.com/kimberly-barbar]</u> 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, movein 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. **<u>2871 N Federal Highway [https://www.loopnet.com/Listing/2871-N-Federal-Hwy-Fort-Lauderdale-FL/17847893/]</u> 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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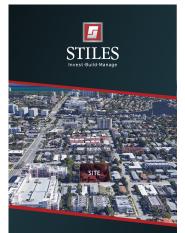
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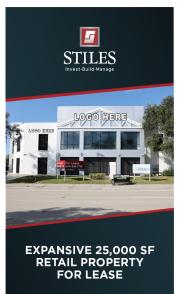






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