

Middle River

866 NE 20th Ave
Fort Lauderdale, FL

CLASS A WATERFRONT OFFICE BUILDING FOR SALE



Income-Producing Dock Included



Building Features

- Two-story 7,896 sf Class A office building overlooking Middle River
- Beautiful interior finishes with upscale buildout
- 18 gated parking spaces, of which 11 are covered, and additional swale parking is available

Wet Slip Dockage Features

- 300 ft of income-producing ocean access dockage divided into 6 wet slips, which can accommodate vessels up to 100 ft
- Well-maintained dock includes a pump out station, full bathroom, and separately metered power to each slip

Area Features

- Ocean access with no fixed bridges
- Short traveling distance to the port/inlet
- Close proximity to downtown Fort Lauderdale, courthouse, International Airport, The Galleria Mall and Fort Lauderdale Beach

FOR ADDITIONAL INFORMATION PLEASE CONTACT

Brian Batchelder
Brian.Batchelder@Stiles.com **954.627.9400**

301 E Las Olas Blvd, Fort Lauderdale, FL 33301

NOTE: This offering is subject to errors, omissions, prior sale or withdrawal without notice.



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Beautiful Interior Finishes with High Ceilings



Spacious Offices with Upscale Buildout

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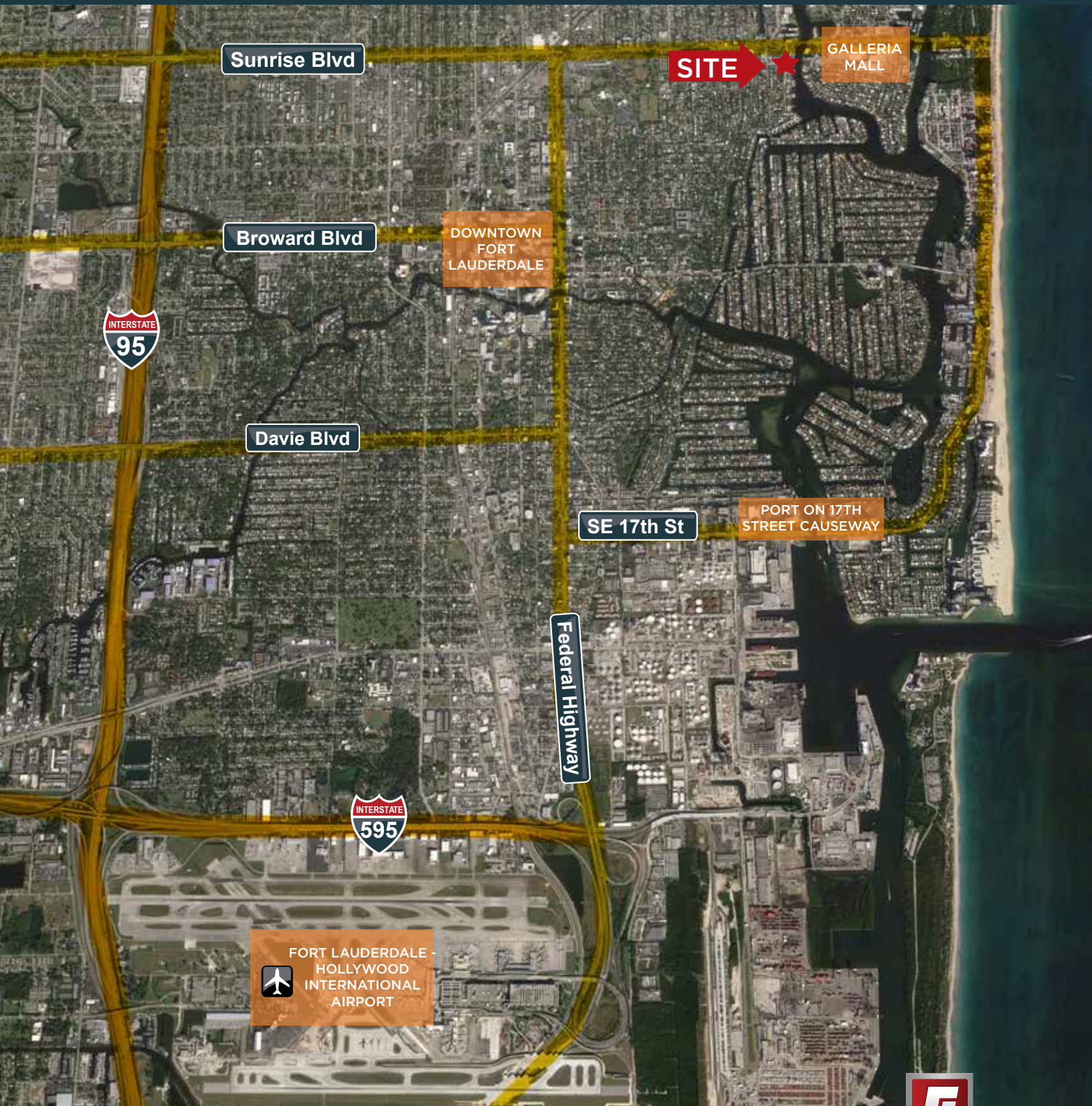


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AERIAL



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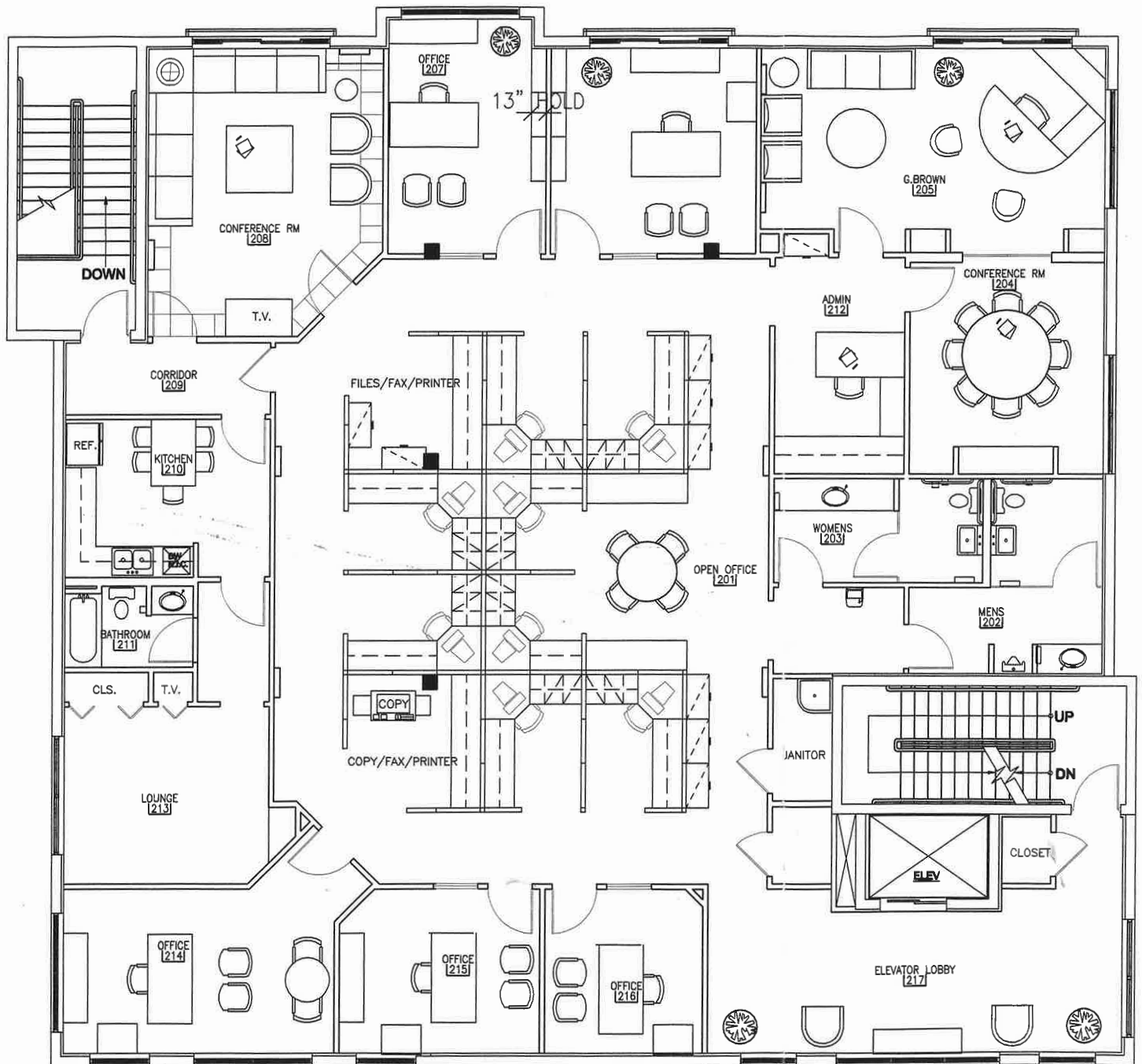


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SITE PLAN



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