



 **BARGAIN BINS**  
AND LIQUIDATION

**FOR LEASE**

**2036 Buchanan Street,  
Hollywood, FL 33020**



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# Executive Summary



## PROPERTY DESCRIPTION

- **Address:** 2036 BUCHANAN ST  
HOLLYWOOD FL 33020
- **Folio #:** 514215012600
- **Total Building Size:** 4,000 SF
- **Total Lot Size:** 5,454 SF
- **Asking Price:** \$25 PSF Modified Gross  
Lease Structure

2036 Buchanan ST features a the fully open 4,000 SF warehouse space featuring 17 Foot Ceiling Height and four total automatic XL rolling doors (two at each end of the property).

Between Fort Lauderdale/Dania and Hallandale Beach/Aventura, the central location pulls from additional high-density submarkets within close driving distance to the subject property. The space is ideal for Warehouse Uses, plus offices if needed. The fully open space can also be a blank canvas for larger flex showroom/office/retail/warehouse uses. Though new HVAC would likely need to be added to the property, pending the concept.

There is ample parking in the front and back of the property, plus additional free street parking on the north side of the property.

# Location Summary



**The property's Northeast Hollywood Location is central to Fort Lauderdale, Downtown Hollywood, Dania, and Hallandale Beach. The property is east of I-95 and just west of Biscayne Blvd, connecting with Fort Lauderdale & Dania to Hollywood & Hallandale Beach/Aventura.**

# ZONING

## PERMITTED

- Amusement uses (indoor/outdoor)
- Antique, Consignment, Collectible, and Vintage Store
- Assembly of pre-manufactured parts for sale on the premises
- Automotive Rental
- Bar, Lounge, or Night Club
- Cabinet, Furniture, and Upholstery Shop
- Car wash
- Coin Laundry
- Commercial Uses
- Dry Cleaner
- Food Processing
- Funeral Homes
- Parking Lots and Garages (Commercial)
- Personal Services
- Restaurant
- Retail sales (indoor)
- Thrift shops

## CIVIC (4) PERMITTED

- Institutional
- Museum, Art Gallery, and Similar Cultural Uses
- Places of worship

## SPECIAL EXCEPTION

- Day care facilities

## EDUCATIONAL (3) PERMITTED

- Adult Educational Facilities
- Schools (Business, Commercial, or Vocational; Recreational or Cultural; and University)

## SPECIAL EXCEPTION

- School, Grades K-12

# ZONING

## **INDUSTRIAL (3) PERMITTED**

- Contractor Shop and Storage (Indoor)
- Manufacturing and Space
- Microbrewery, Microdistillery, and Microwinery
- Self-Storage Facility
- Wholesaling and Warehousing

## **SPECIAL EXCEPTION**

- Outdoor storage

## **ACCESSORY**

## **COMMERCIAL (2)**

## **PERMITTED**

- Automotive Repair
- Automotive Sales, New and Used

# PHOTOS



## CONTACT US

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