

**Commercial/Industrial/Lease**[921 N 21st Ave](#)

HOLLYWOOD, FL 33020-3535

ML#: A12026377**Lease Price:** \$15.00/PerSFPerYear**Rng Price:****LLP:****Status:** Active**Short Sale:****REO:****Listing Brkr:** [LSIR01 /Lifestyle International Realty](#)**County:** Broward County**Area:** 3010**Auction:** No**Geo Area:****Legal:** ✕NORTH HOLLYWOOD 4-1 B LOT 15 W1/2 BLK 1 TOGETHER WITH**Virtual Tour:** [Click Here](#)**Lease SF:** 12,000

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Location Information**Folio#:** ✕[514203100080](#)**Parcel #:** 0080**Municipal Code:****Town/Range:** 51**Section:****Subdivision #:** 10**Map Coord:****Zoning:** ✕DH-3**Building Name:****General Information****\$ Per Unit:****Type Property:** Industrial**Style:** Commercial Lease**For Sale:****For Lease:** Yes**# Buildings:** 1**# Floors:** 1**# Load Doors:** 5**Environ Audit:****Ownership:****Sale Includes:****Prop Location:** City Location, Corner Lot**Construction:** CBS Construction**Roof Desc:****Column Desc:****Flooring:****Electric Svc:****Fire Protect:** Smoke Detector**Parking:** /Common Parking, Street Parking**Security:****Acres:****Prop Land SF:** 32,033**Tot Bldg SF:** 8,000**Door Height:****Dock Height:****Miles Express:****# Meters:****Bldg SqFt:** 8,000**Boat Services:****Last Use:****Trans Type:** Lease**Lot Front:****Prop Desc:** WAREHOUSE, BODYSHOP, LOT, AUTO**For Sale MLS#:****For Lse MLS#:****# Stories:** 1.0**# Offices:** 3**Cnty Land Use:****Building Type:** Automotive, Warehouse Space**Road Type:****# Units:****Apx Lot Sz:** 12000**SS Addend:****Yr Built:** 1944**# Bays:** 5**Waterfront:****Acres Desc:****Yr of Addtn:****Ceiling:** Exposed**Eave Height:****Improve Ht:** 1 Story**Miles Beach:****# Toilets:** 4**Max Ceil Ht:****Int Ceil Ht:****Occup %:****# Tenants:****AC %:****Remarks**

Remarks: 12,000 Sq Ft of available WAREHOUSE, YARD & OFFICE For Lease. 8,000 SQ Ft of Warehouse Space & 4,000 SQ Ft of Yard Space. includes 5 Garage door bays, 3 Offices, and a Gated Outdoor Yard. Industrial Zoning DH-3. Schedule showing today! Double street access, Amazing location of DIXIE HWY and Johnson ST. 12 FT Ceilings. MINUTES TO I-95, Downtown Hollywood Circle, and nearby plazas and shops.

Driving Directions:**Broker Remarks:** List price includes CAM. Tenant to pay utilities**Office Remarks:****Additional Information****Tenant Pays:** Interior Electric, Water
Road Front: City Road, U.S. Highway**Rail Desc:****CAM Includes:****Reimburse SF:****CAM Amount:****Info Avail:** Photos, Existing Survey**Lease Type:****Lease Term Info:** 1 To 3 Year Lease**Lease Term:****Deposit Incl:** First Month Rent, Last Month Rent, Security Deposit

Misc Info: Fenced Area, Office, Outside Storage, Showroom
Heating: Wall/Window Units
Cooling: Central Individual A/C, Wall/Window Unit Cooling
Water: Public Water **Sewer:** Public Sanitation
Storm Protect:
Green Energy:

Financial Information

Assumable:	\$/SOH Value:	Assessed \$:
Total Assm Loan:	Terms:	
Tax Amount:	Tax Year:	Owner Agent: No
Assoc Fee:	Assoc Fee Paid:	
Special Info:		
Possession Info:		
Total Mortgage:	Move-in \$:	Flood Zone: ✕X
Gross Sched Inc:	Gross Op Inc:	Other Income:
Vacancy Rate:	Expense Amt:	Net Op Inc:
Inc/Exp Period:	Mngmnt Exp:	Trash Exp:
Acct/Legal Exp:	Supplies Exp:	Advrtsng Exp:
Utilities Exp:	Insurance Exp:	Maint/Rpr Exp:
Service Exp:	RE Taxes:	Misc Exp:
Total Exp:	Other Exp:	
Source of Exp:		
Spec Assess:		Mult Offers :
Hardship Pkg:	PACE:	Special Info:
Management Co:		
Management Ph:		

Agent/Office Information

Office:	LSIR01 /Lifestyle International Realty	Agent Ph:	954-684-3141
Agent:	3342288 /Tal Abergel	Agent Fax:	
Ofc Addr:	8100 Oak Lane Suite 405 Miami Lakes, FL 33016	Agt Ph 2:	954-684-3141
Agent Email:	talabergel@gmail.com	Agent License:	3342288
Board:	A-Miami Association of REALTORS		
Office Ph:	305-809-8085	Own Phone:	
Owner Name:		Consmr Cmmt:	Yes
AVM:	Yes	OK to Advertise:	No
Adrrs on Inet:	Yes		
Photo Instr:	Realtor to Upload Images 1-99	Occupancy:	Vacant
List Type:	Exclusive Right to Sell/Rent		
Show Instr:	Call Listing Agent, Lockbox-Call List Agent	Prev LP:	
List Date:	05/27/2026	Orig LP:	\$15
Expire Date:	05/27/2027	Internet:	Yes
Pending Dt:		Withdrn Dt:	
Closing Dt:			
Intrnt URL:			
Intrnt Rmrks:	12,000 Sq Ft of available WAREHOUSE, YARD & OFFICE For Lease. 8,000 SQ Ft of Warehouse Space & 4,000 SQ Ft of Yard Space.		

Prepared By: Tal Abergel

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