

JUST REDUCED! JUST REDUCED! JUST REDUCED! JUST REDUCED!

FOR SALE

**WAREHOUSE/OFFICE CONDO
AT MIAMI INTERNATIONAL AIRPORT**



CONTACT ME TO LEARN MORE
ABOUT THIS PROPERTY
MARLEN CRUZ
Broker/Owner
Cruz Commercial Realty, LLC.
(305) 316-5098

3100 MILAM DAIRY ROAD #112, MIAMI, FL 33122

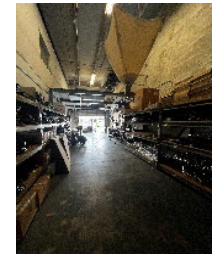
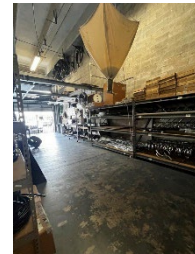
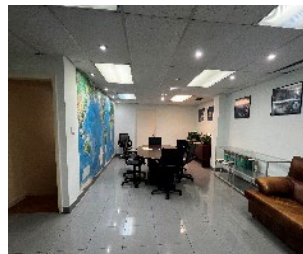
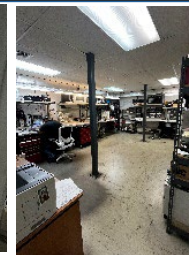
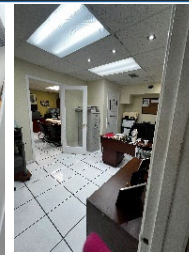


Office/Warehouse Condo #112 for Sale on Milam Dairy Road centrally located just ½ Mile West of the Miami International Airport. The Unit 2,472 SF, and beautifully improved with an air-conditioned Office featuring a large reception area, full kitchen, bathroom, three private offices, a large workstation, and a non-air-conditioned warehouse with street level loading, **Zoned IU-Heavy Industrial** with 18' clear ceiling height, and 3-dedicated parking spaces. The Condo is tenant occupied month 2 month, making this the perfect opportunity for an Owner/User, or Investor. **Leasing rates in the area are \$25 to \$28 per SF.** Association Fees are \$380/monthly and include Real Estate Taxes, Insurance, and Maintenance. Showings by appointment only. Please do not disturb the tenant.

~~\$1,021,000~~ NOW **\$950,000.00** (\$384.30/SF)

HIGHLIGHTS

- ½ Mile West of Miami International Airport
- Central AC
- Street Level Bay Door
- Improved Office + Warehouse
- Close to SR 825, SR 112 & Florida Turnpike
- 3-Phase Power for Heavy Equipment
- 3-Parking Spaces
- Excellent for owner/user or investor
- 18' clear ceiling height



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