



JUST REDUCED

HIALEAH STRIP RETAIL CENTER FOR SALE

Presented by:

*Rolando A. Alvarez, P.A., CPM, CCIM
Coldwell Banker Commercial Realty*



HIALEAH RETAIL STRIP CENTER FOR SALE

1202 East 4th Avenue
Hialeah, FL 33010

Offering Price

\$4,300,000

Property Description

This corner lot property is located on busy East 4th Avenue in Miami's Hialeah Submarket.

EXECUTIVE SUMMARY

Submarket: City of Hialeah

Zoning: B-1, Hialeah-6300

Property Address:

1202 East 4th Avenue

Hialeah, FL 33010

Property: Free Standing Retail
Strip Center

Folio: #04-3118-003-5220

Parking: 35 + 2 Handicapped
Spaces

Lot Size: 20,250 SF

Year Built: 1972

Actual Improved Area: 7,772 SF

Owner: Noguera & Sons Inc.



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◆ PROPERTY OVERVIEW

This free-standing building was developed in 1972 and is currently 100% occupied and features the following:

- Value added sale / Always rented
- New Owner can occupy upon closing +/- 714-2,856 SF or negotiate a new lease with anchor tenant (Sir Speedy)
- Property provides ample parking in fenced/secured lot
- The 50yr. re-certification was completed in August 2023



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FINANCIAL SUMMARY

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Current and Projected Tenant Rent Roll

Unit Number	Tenant Name	Total Monthly		Lease Term	Projected Base Rent 2025	Projected Base Rent 2026
		Rent	Total Annual Rent			
1202	Havana Tobacco (Kayla Discount)	\$1,005	\$12,059	10/1/23-9/30/26	\$13,127	\$14,055
1204	MiamiMichel Barbershop	\$1,350	\$16,200	Month-to-Month	\$34,560	\$35,942
1208-1224	* Guimar, Inc./Sir Speedy	\$0	\$0	Month-to-Month	\$120,960	\$125,798
1234	All About Dogs & Pet Supplies Corp	\$1,304	\$15,648	10/1/23-9/30/26	\$16,345	\$17,555
1240	Iglesia Bautista del Rey de Paz	\$1,100	\$13,200	Month-to-Month	\$34,560	\$35,942
1244	Italian Gold Jewelry	\$1,075	\$12,900	9/1/21-8/31/24	\$34,560	\$35,942
Annual Total Income:		\$70,007			\$254,112	\$265,234

Projected Market Rental Income Assumptions

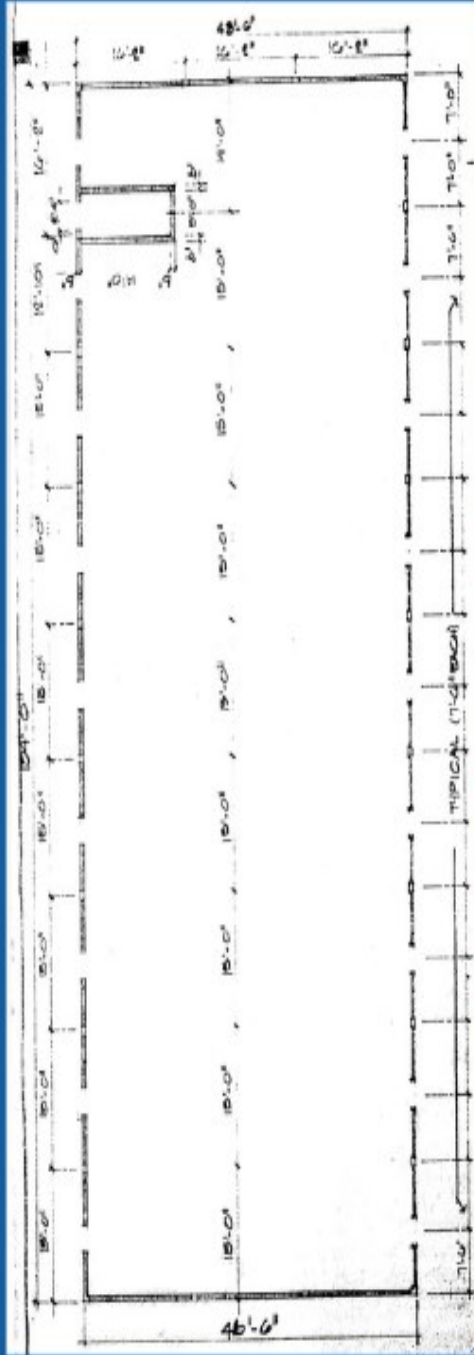
Unit Sq. Ft. +/-864 to be leased from \$35.00-\$40.00 PSF / 3 Yr. Term / 4% Fixed Increases or 7% CPI Increase

Operating Expenses 2024 - 4% Increases (2025 - 2026) Projected

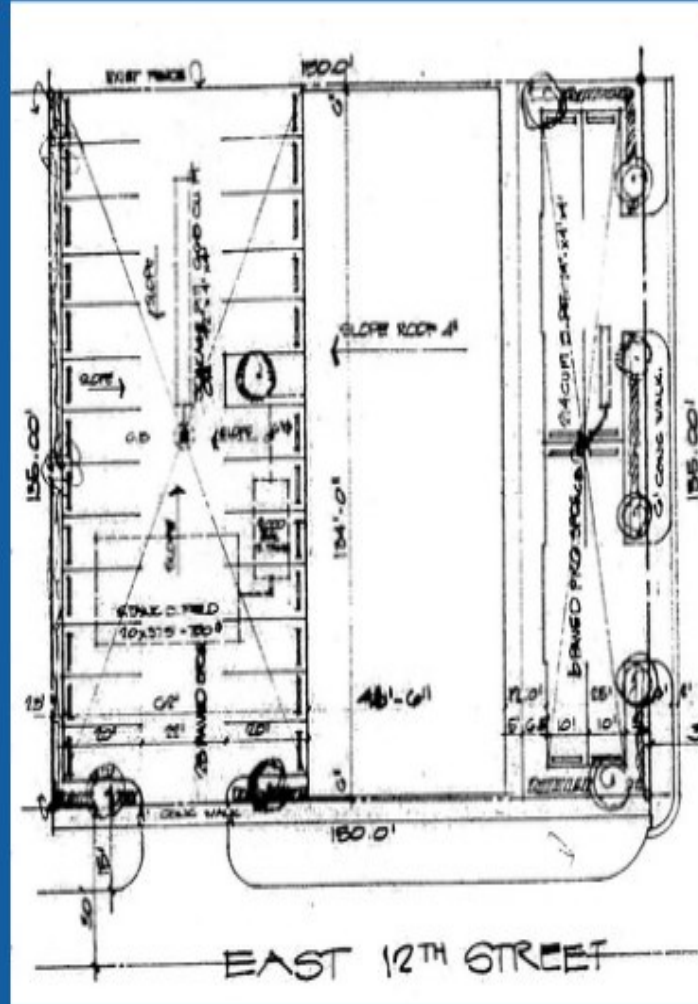
Details	Yearly Amount		2025	2026
R.E. Property Taxes / Actual	\$22,668	(2023)	\$86,338	\$89,792
Insurance: Property	\$5,879	No windstorm	\$6,114	\$6,359
Waste Management	\$3,656		\$2,802	\$2,914
Maintenance	\$3,350		\$3,484	\$3,623
Repairs / Reserve	\$3,000		\$3,120	\$3,245
Professional Fees	\$2,000	Accounting/Legal	\$2,080	\$2,163
Total:	\$40,553		\$103,938	\$108,096

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed.





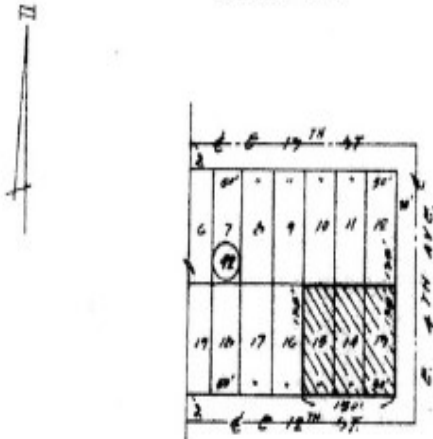
Front of Bays - E 4th Avenue



FLOOR PLAN @ 1/4"=1'-0"

LOCATION SKETCH

SCALE: 1" = 150'



LEGAL DESCRIPTION

Lot 9, 14, 15, Block 92 of AMENDED PLAT OF FIRST ADDITION TO TOWN OF NIALCAN according to the plat thereof as recorded in Plat Book 5 of page 122 of the Public Records of Dade County, Florida

For:

EDUARDO ENSERAT SURVEYING, INC.

L.S. NO. 1 P.L.S. NO. 119
175 PONTANVILLE BLVD., SUITE 204
MIAMI, FL 33170
TEL: (305) 886-0870 FAX: 887-4713

DATE: 9-27-95

JOB No.: 95-451

F.S. No.: 95-451

REVISION:

I hereby certify that the survey was made under my responsible charge and meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in chapter 69G17-6 Florida Administrative Code, pursuant to section 472.027, Florida Statutes.

SURVEYOR'S NOTE:

- This is a BOUNDARY survey.
- Legal description was furnished by client.
- Legal description subject to any dedications, limitations, restrictions, reservations or easements of record.
- Underground encroachment and utilities, if any, not located.
- Fence ownership by visual means only, legal ownership not determined.
- The survey has been prepared for the exclusive use of the entities named herein, and do not extend to any unnamed parties.
- Bearings shown, if any, are based on an assumed meridian, according to Plat Book _____ Page _____ Dade County, Florida.

ALL OBSERVATIONS REFER TO M.S.L.D.
S.M. 8-2-95, ELEV: 4.20 FEET LEGATED
BY EAST & AVE AND E. 9 ST., NIALCAN

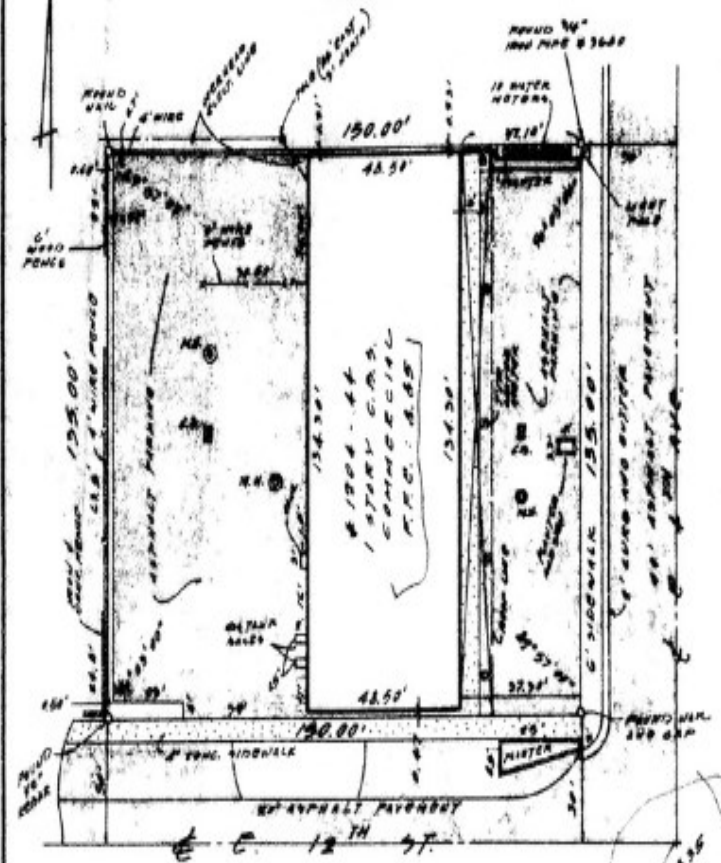
Field unless noted with an embossed surveyor's seal.

PROPERTY ADDRESS:
1004-44 EAST 4 AVE
NIALCAN, FL 33110

EDUARDO M. ENSERAT
PROFESSIONAL LAND SURVEYOR
No. 4613 STATE OF FLORIDA

SKETCH OF SURVEY

SCALE: 1" = 90'

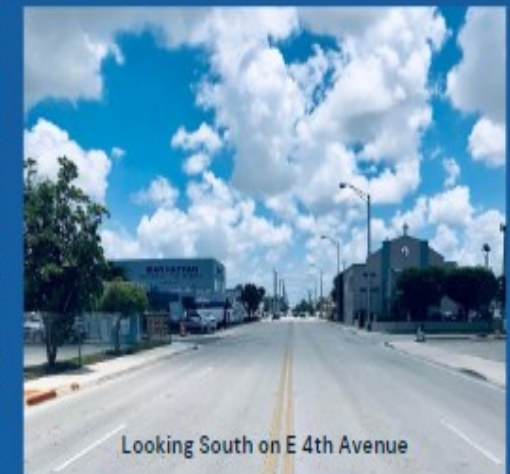


LEGEND:

- C.B.S.: CONCRETE BLOCK STRUCTURE
- M.F.E.: MINI FLOOR ELEVATION
- M.H.: MANHOLE
- C.B.: CATCH BASIN
- C.M.: CONCRETE

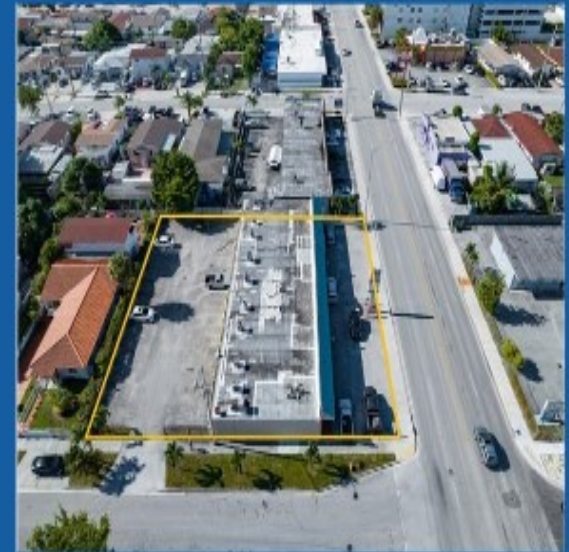
NATIONAL FLOOD INSURANCE
PROGRAM DATA
FLOOD ZONE: 'X' ✓
BASE FLOOD ELEVATION: N/A
PANEL NO. 100645-0188 J
PRM DATE: MARCH 2, 1994

1202 E 4th Avenue, Hialeah, FL 33010



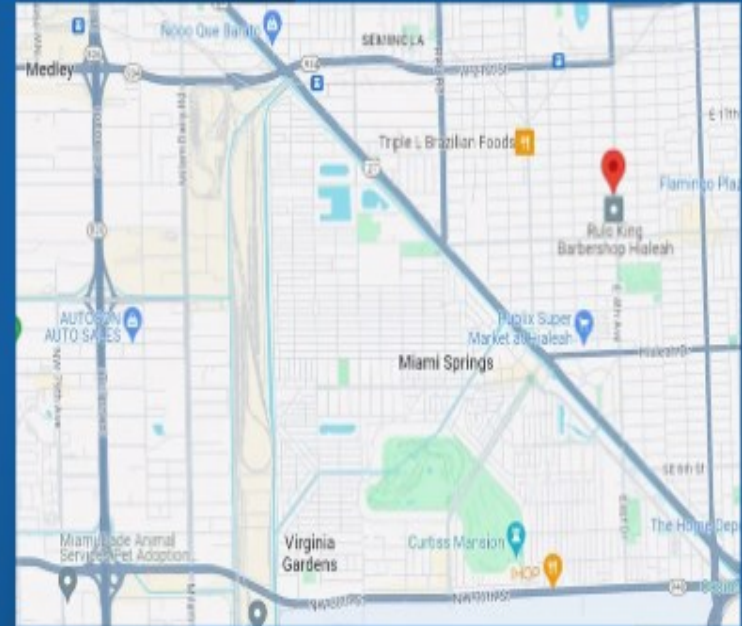


Aerial Pictures



PROPERTY HIGHLIGHTS

- Hialeah Submarket
- Conveniently located on the corner of 12 Street and E. 4th Avenue with Excellent Visibility +/- 18,823 vehicles daily
- 4 minute drive to Tri-Rail and Metrorail Transfer Station
- 14 minute drive to MIA
- Pylon signage
- Adjoining shopping plaza also for sale. When combined it offers a developer almost an acre (33,750) in which to develop a mix use project.



Demographics

POPULATION	220,930
AVERAGE HH INCOME	\$67,710
RACE & ETHNICITY	94.4% HISPANIC
MEDIAN AGE	45.5 YRS.
TRAFFIC VOLUME	18,823 +/- East 4th Ave. & 8th St.



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Call me with any questions regarding this purchase opportunity!

Connect with Rolando A. Alvarez



305-302-6737 - Mobile



commbroker10@gmail.com

