



# 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

\$3,900,000

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## 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



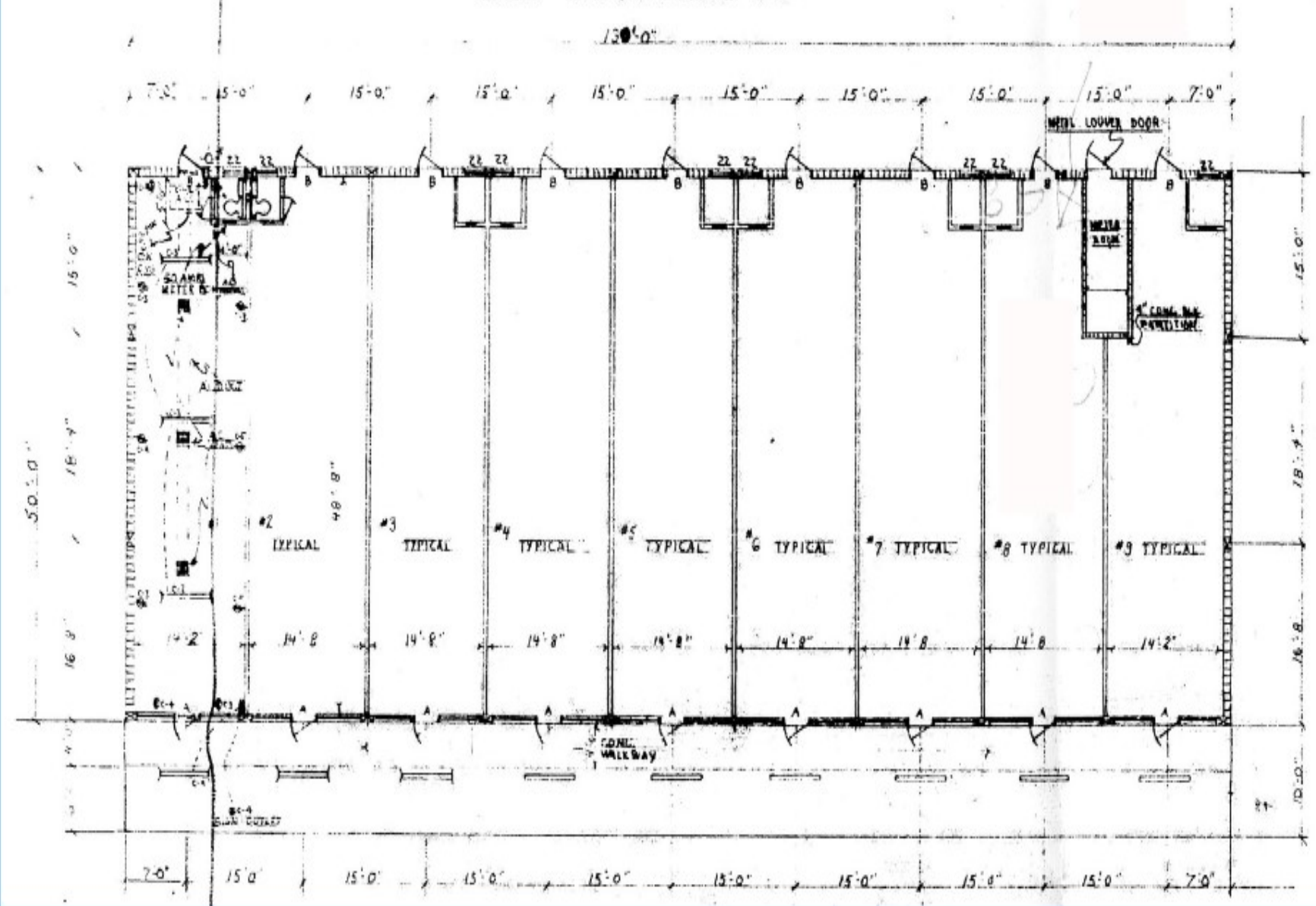
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# FINANCIAL SUMMARY

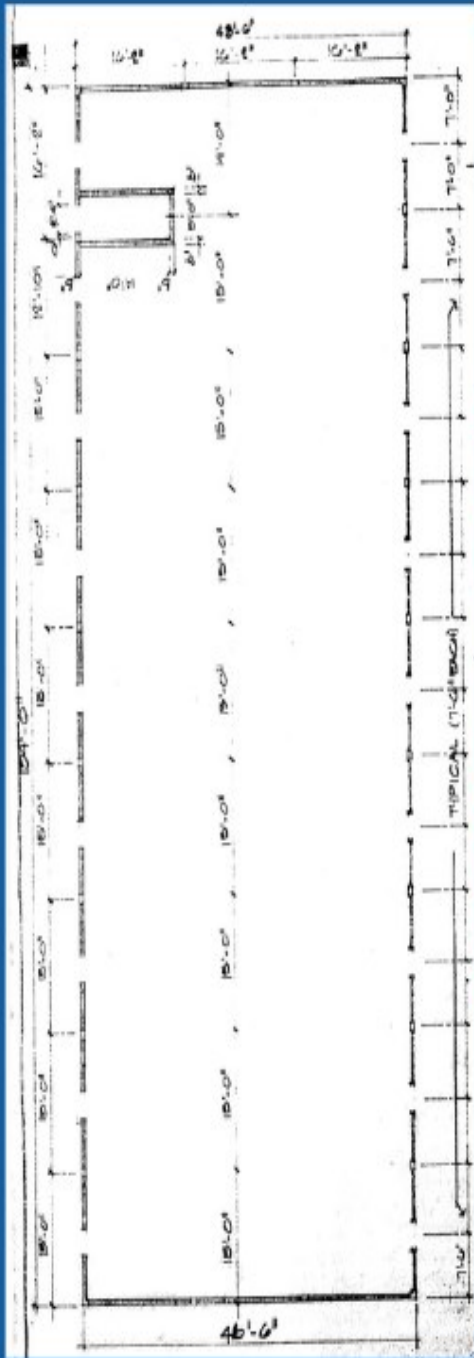
Current and Projected Tenant Rent Roll				
Unit Number	Tenant Name	Total Monthly Rent	Total Annual Rent	Lease Term
1202	Havana Tobacco (Kayla Discount)	\$1,005	\$12,059	10/1/23-9/30/26
1204	MiamiMichel Barbershop	\$1,350	\$16,200	Month-to-Month
1208-1224	* Guimar, Inc./Sir Speedy	\$0	\$0	Month-to-Month
1234	24K Jewelers	\$1,390	\$16,680	Month-to-Month
1240	Iglesia Bautista del Rey de Paz	\$1,100	\$13,200	Month-to-Month
1244	Italian Gold Jewelry	\$1,075	\$12,900	Month-to-Month
Annual Total Income:	* Can vacate at closing or structure new 3 yr. lease at market rate		\$71,039	
Projected Market Rental Income Assumptions				
Avg. Unit Sq. Ft. +/- 864 to be leased from \$25.00-\$30.00 PSF / 3 Yr. Term / 5% Fixed Increases				
Operating Expenses 2024				
Details	Yearly Amount			
R.E. Property Taxes / Actual	\$22,668	(2024)		
Insurance: Property	\$5,879	No windstorm		
Waste Management	\$3,656			
Maintenance	\$3,350			
Repairs / Reserve	\$3,000			
Professional Fees	\$2,000	Accounting / Legal		
Total:	\$40,553			
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.				



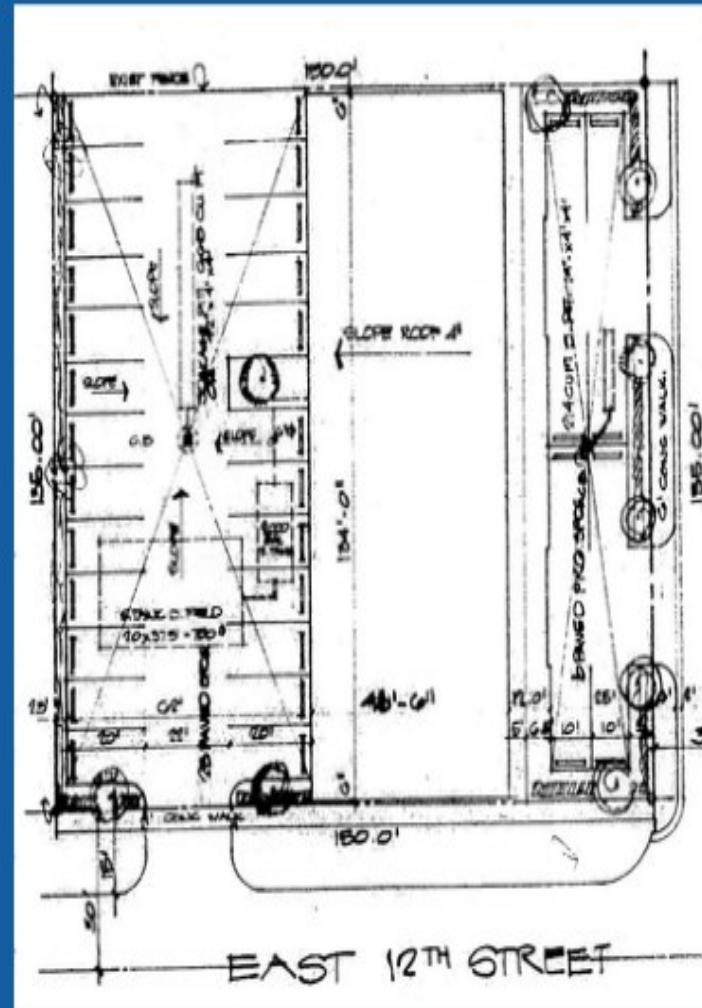
EAST ELEVATION 1/8" = 1'-0"



Front of Bays - E 4th Avenue



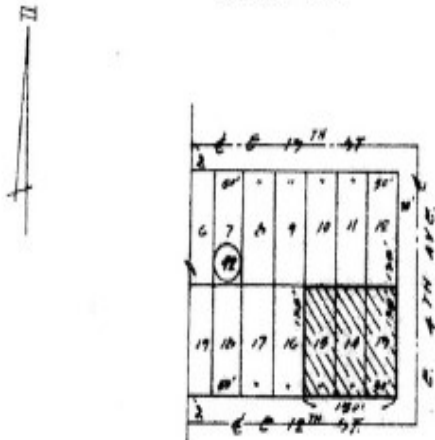
Front of Bays - E 4th Avenue



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

# LOCATION SKETCH

SCALE: 1" = 150'



### LEGAL DESCRIPTION

Lot 12, 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.

**EDUARDO ENSERAT SURVEYING, INC.**

L.S. NO. 178 4115  
178 PONTANIELLA BLVD., SUITE 240  
MIAMI, FL 33170  
TEL: (305) 886-0890 FAX: 305-4711

DATE: 9-27-95

For:

JOB No.: 95-451

F.S. No.: 95-451

REVISION:

I hereby certify that this 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 61G17-6 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.  
ON 8-2-95, 6:50 AM. POINT LOCATED  
AT EAST 4 AVENUE AND E. 9 ST., NIALCAN

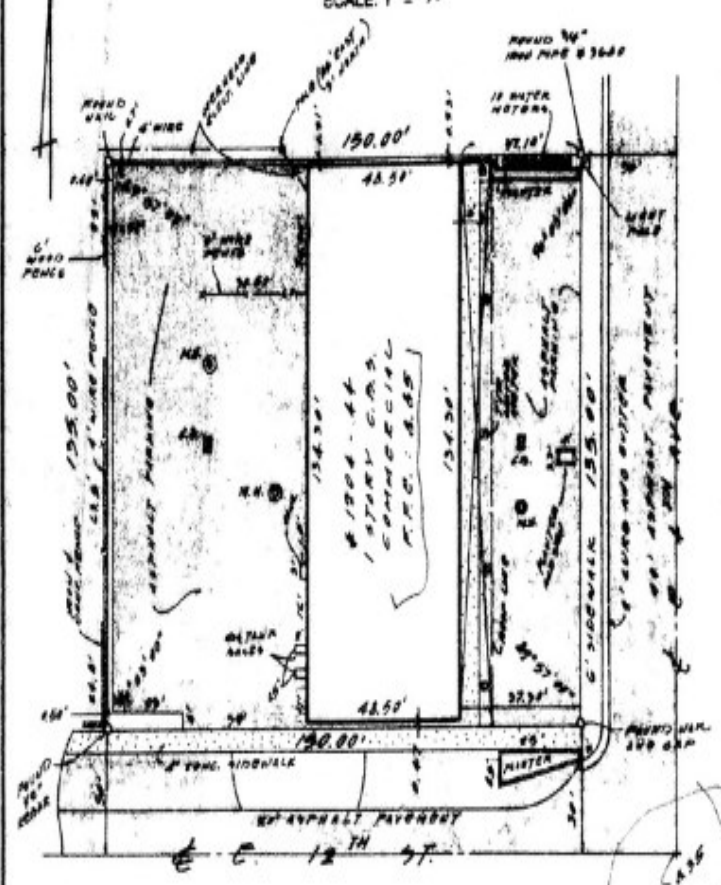
PROPERTY ADDRESS:  
1008-44 EAST 4 AVENUE  
NIALCAN, FL 33110

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

Field notes sealed with an embossed surveyor's seal.

# SKETCH OF SURVEY

SCALE: 1" = 90'



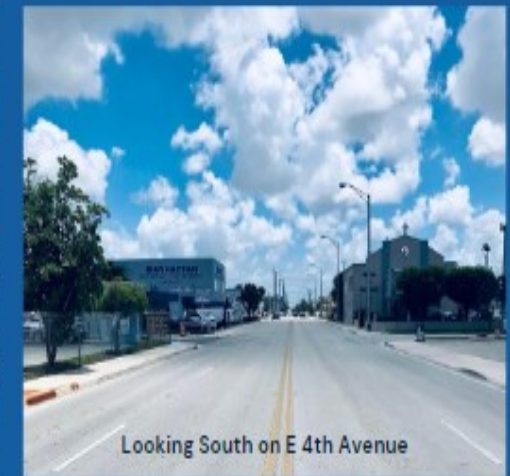
### LEGEND:

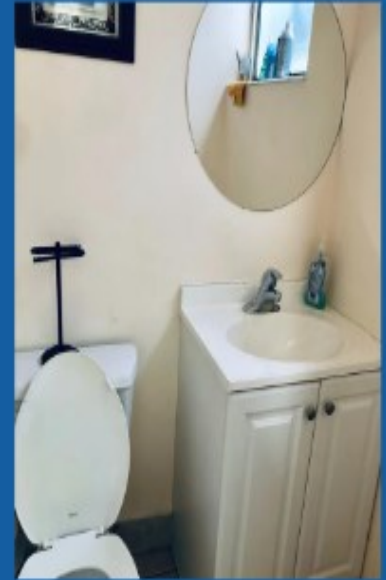
- C.M.S.: CONCRETE BLOCK STRUCTURE
- M.F.C.: FINISH FLOOR ELEVATION
- M.H.: MANHOLE
- C.P.: CATCH BASIN
- C.M.G.: CONCRETE

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

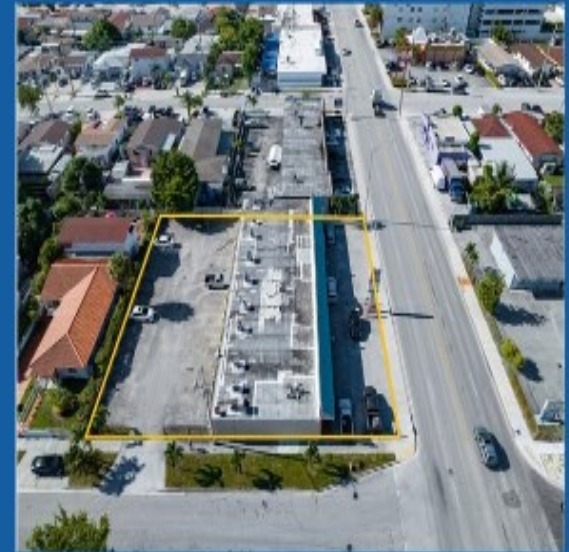


# 1202 E 4th Avenue, Hialeah, FL 33010



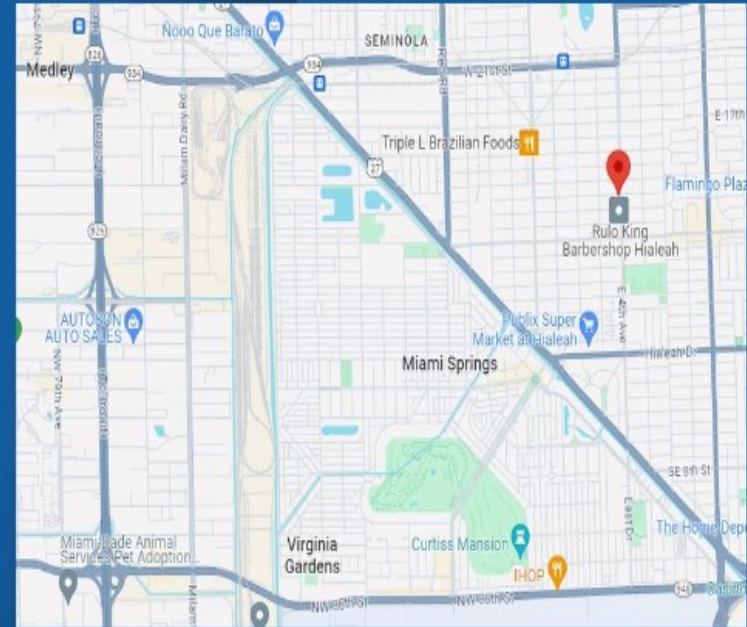


# Aerial Pictures



# PROPERTY HIGHLIGHTS

- Hialeah Submarket ([www.hialeah2050.com](http://www.hialeah2050.com))
- The City of Hialeah has embarked on an ambitious Master Plan for the vision of the next 25 years that aims to enhance the City's infrastructure and livability and increase the quality of life to City residents
- 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 and 14 minute drive to MIA
- Pylon Tenant Signage



## 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



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