

HIALEAH RETAIL STRIP CENTER FOR SALE

JUST REDUCED



**1202 E 4th Avenue
Hialeah, FL 33010**

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



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EXECUTIVE SUMMARY

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

OFFERING SUMMARY

Price: \$3,475,000

Zoning: B-1, Hialeah-6300

Property: Free Standing Retail Strip Center

Parking: 35 + 2 Handicapped Spaces

Year Built: 1972

PROPERTY DESCRIPTION

Submarket: City of Hialeah

Property Address:
1202 E 4th Avenue
Hialeah, FL 33010

Folio: #04-3118-003-5220

Lot Size: 20,250 SF

Actual Improved Area: 7,772 SF



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