

Lilia Machin  
 lilymachin@aol.com  
 Ph: 305-535-4990

Miami 7735 NW 64th St #B1-7 LP: \$2,399,000

MLS#: A10492242  
 Status: Active  
 Building Type: Condominium, Office/Warehouse Combination  
 Type: Industrial  
 Style: Industrial  
 # Units: 7 # Stories: 1  
 Year Built: 2006  
 Lot Size: 35000  
 Prop Sqft: 35000 DOM: 7  
 # of Acres:  
 Parking: 16/Common Parking  
 Road Description: Two Lane  
 Waterfront: No  
 Sale Price: Closed Date:



INDUSTRIAL WAREHOUSE CONDO BUILDING IN HIGHLY DESIRABLE UNINCORPORATED MIAMI-DADE WITH EASY ACCESS TO PALMETTO XPWAY (826), DOLPHIN XPWAY (836) FL TRNPKE, MIAMI INT'L AIRPORT, DORAL, THE FREE TRADE ZONE & MAIN ARTERIES. BUILDING CONSISTS OF 7 BAYS. (2 BAYS 2,454sqft.ea) 5 BAYS 2,432sqft.ea.) FOR A TOTAL 17,068sq.ft BLDG. ON OVER A 35,000sqft LOT. EACH BAY HAS A SMALL OFFICE WITH PEDESTRIAN DOOR, OVERHEAD LOADING DOOR, TILE FLOORS & BATHROOM, SEPARATE METER & A/C UNIT. PRESENTLY RENTED INDIVIDUALLY, LONG TERM TENANTS 100% OCCUPIED. (NO LEASES AT PRESENT) INVESTORS LOTS OF POTENTIAL FOR RENT INCREASE OR VACATE FOR OWNER USER. MAINTENANCE IS \$192.mo.PER UNIT INC.INSURANCE, COMMON LIGHTS, LAWN & TRASH REMOVAL. PRICED TO SELL!!

Construction: Concrete Block Construction  
 Roof Description: Concrete Roof  
 Tenant Pays:  
 Comm Area Main:  
 Location: Other Location  
 Tax Year: 2017 Tax Amount:

Directions: 72 OR 79TH AVE TO 58TH ST.( WEST OF PALMETTO) FOLLOW CURVE ALONG SIDE PALMETTO TO 64 ST. PROP ON NORTH SIDE OF ST.



Prepared By: Lilia Machin - License # 0114746. Generated on 07/02/2018 2:22:55 PM

\*\*\*All Data Accuracy Has Not Been Verified and is Not Guaranteed\*\*\*