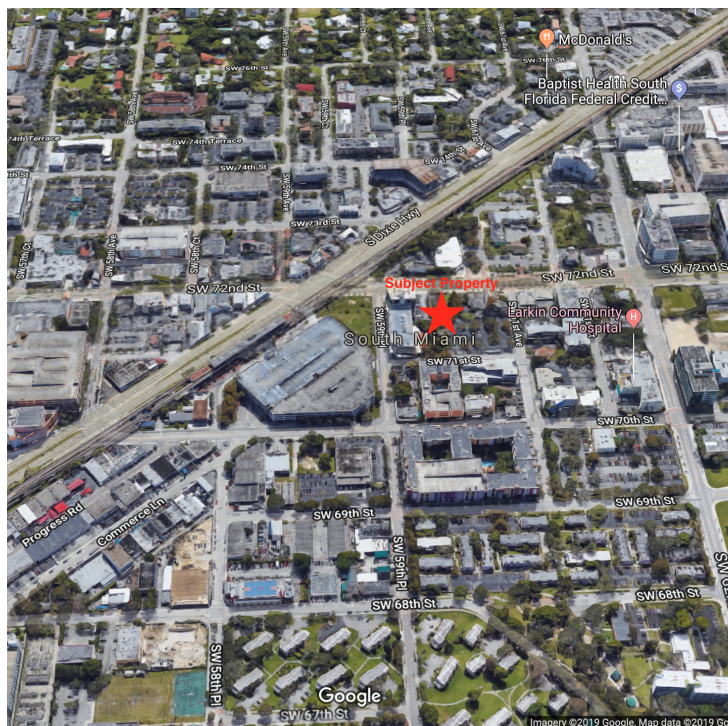


Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,950,000
Building Size:	4,041 SF
Available SF:	
Lot Size:	14,810 SF
Price / SF:	\$730.02
Year Built:	1974
Renovated:	1996

Zoning: 6506 COMMERCIAL TODD-MU5
Transit-Oriented Development District

Market: Miami

Submarket: South Miami

PROPERTY OVERVIEW

4,401 SF Office Building.
Open Floor Plan.
On-site Parking, and Street Parking.
Steps away from Sunset Place.
Central Location. Minutes to HWY, Coral Gables, Dadeland, Coconut Grove, Sunset. Directly off US-1.
Best Location in South Miami for Medical Office, Learning Center, Language School, Day Care, or Attorney Office

PROPERTY HIGHLIGHTS

- BLOCKS AWAY SOUTH MIAMI HOSPITAL AND LARKIN HOSPITAL. IN THE HEART OF SOUTH MIAMI.**
PROPERTY IN THE OPPORTUNITY ZONE. NATIONAL CAPITAL TAX INCENTIVE DISTRICTS.
- Open floor plan allows for easy Office Use
 - Beautiful building with skylights throughout the building
 - Excellent Location, perfect for Medical Offices or Professional Services