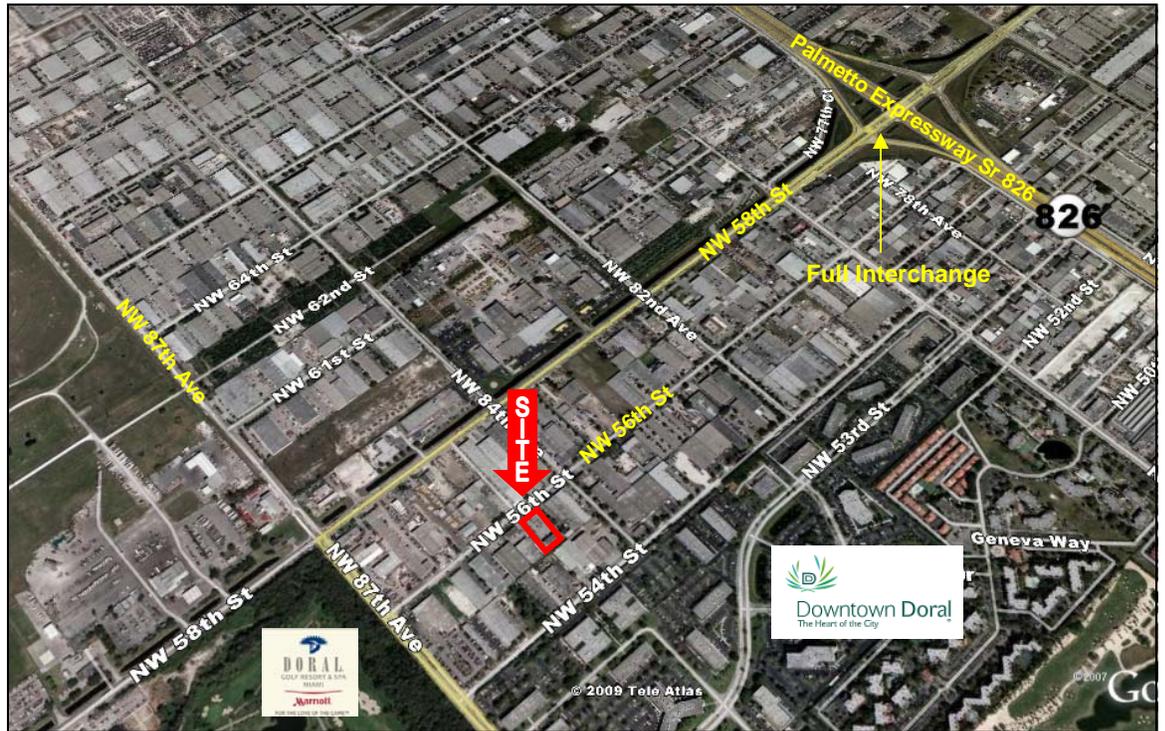


APPROVED
OUTSIDE STORAGE

FOR SALE

5,544 ± SQ. FT. OFFICE/WAREHOUSE SITUATED ON .90 ACRES (39,002 Sq. Ft.)

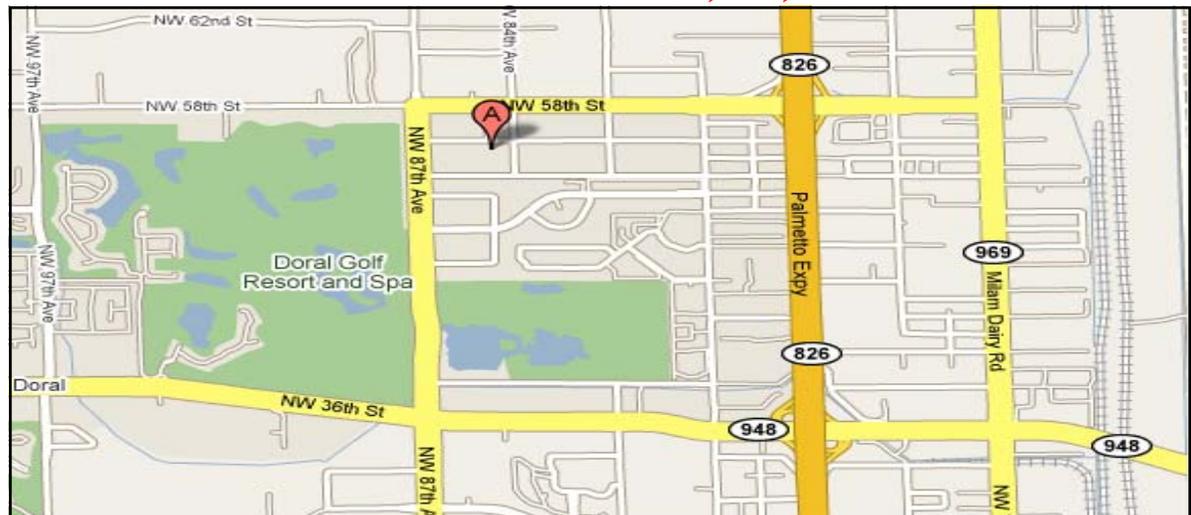
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8450 NW 56TH STREET DORAL, FL

- 3,022 ± Sq. Ft. of Warehouse
- 1,500 ± Sq. Ft. of Office on 2 Floors
- 1,002 ± Sq. Ft. of Covered Area
- 5,544 ± sq. Ft. Total
- 132 ± Frontage on NW 56th Street & 295' ± Depth
- Zoned Heavy Industrial
- Property Completely Paved and Fenced (Approved Outside Storage)
- 1 Street Level Door
- 20' Clear Ceiling Height

PURCHASE PRICE: \$1,350,000.00



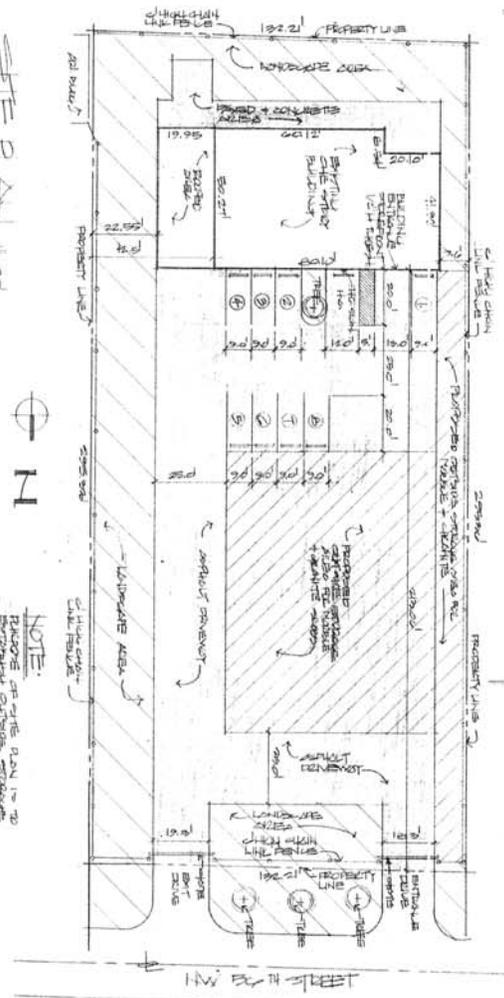
Note: This offering subject to errors, omissions, prior sale or withdrawal without notice

LEGAL DESCRIPTION:
 THE WEST 1/2 of SECT 20 T12N R20E DIST 20
 TOWNSHIP 12 N RANGE 20 E DISTRICT 20
 COUNTY OF MIAMI CITY OF MIAMI FLORIDA
 TO BE BOUND BY THE NORTH LINE OF THE
 WEST 1/2 OF SECT 20 TOWNSHIP 12 N
 RANGE 20 E DISTRICT 20 COUNTY OF MIAMI
 CITY OF MIAMI FLORIDA AND BEING IN PART
 THE PART OF SECT 20 TOWNSHIP 12 N
 RANGE 20 E DISTRICT 20 COUNTY OF MIAMI
 CITY OF MIAMI FLORIDA

ZONING DATA

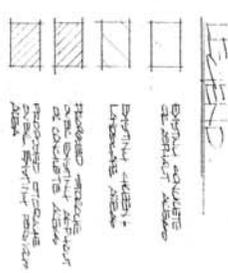
ZONING: TUD
LOT AREA: 209,541 sq. ft. 192,211 sq. ft.
LOT AREA: 209,541 sq. ft. 192,211 sq. ft.
BUILDING AREA: 40,000 sq. ft. 40,000 sq. ft.
STREET: 40,000 sq. ft. 40,000 sq. ft.
MAXIMUM AREA: 40,000 sq. ft. 40,000 sq. ft.
MAXIMUM HEIGHT: 100' 100' 100' 100'
MAXIMUM NUMBER OF UNITS: 100 100 100 100
MAXIMUM GROUND COVER: 100% 100% 100% 100%
MAXIMUM NUMBER OF STORIES: 4 4 4 4
MAXIMUM NUMBER OF UNITS PER STORY: 25 25 25 25
MAXIMUM NUMBER OF UNITS PER LOT: 1000 1000 1000 1000
MAXIMUM NUMBER OF UNITS PER ACRE: 1000 1000 1000 1000
MAXIMUM NUMBER OF UNITS PER SQUARE FOOT: 1000 1000 1000 1000

THE PLAN FOR CERTIFICATE OF USE + OCCUPANCY TO ESTABLISH OFFICE STORAGE



NOTE:
 1. THE PLAN FOR THE PLAN IS TO ESTABLISH OFFICE STORAGE AND OCCUPANCY IN THE ZONING DISTRICT.

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