

REDUCED

SALE/LEASE

**OFFICE/WAREHOUSE
46,000+/-Sq.Ft.**



8100-40 NW 29TH STREET, MIAMI FL 33122

- 46,000 +/- Sq.Ft.
- 6,600 +/- Total Sq.Ft. of Office
- 6 Restrooms
- Reception Area
- Kitchen
- Break room (in the separate warehouse)
- +/- 61 Parking Spaces
- 9 Dock Height Doors
- External Lighting
- 2009 taxes:
8100 - \$27,189.00
8120 - \$26,513.00
8140 - \$26,513.00

- Association Fee: (Quarterly)
8100- \$1,964.94
8120 - \$1,964.94
8140 - \$1,800.42
- Great Location....



Purchase Price: \$4,900,000.00
Lease Rate: \$8.00 PSF



Offered Exclusively

Reshma Parvani

Licensed Real Estate Broker

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