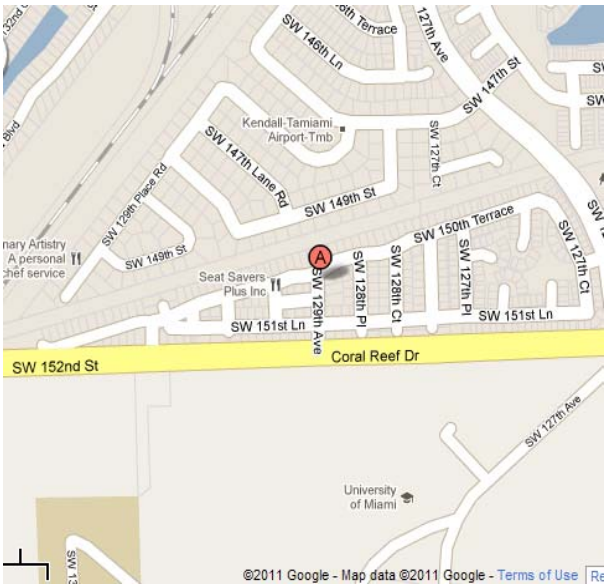
Kendall

FOR SALE

10,000 +/- Sq. Ft.

13455 SW 129th Street Miami, Florida

- **10,000 +/- Sq. Ft. Total**
- **23,626 +/- Sq. Ft. Lot**
- **6 bays each 1,640 +/- sq.ft.**
- **180 +/- sq. ft. office in each bay**
- **Year Built 2005**
- **Ceiling Height 20'**
- **Bay 3,4 & 5 available for lease**
- **Yearly Property taxes $18,575**
- **Great Location Corner Lot**



Asking Price: $1,050,000

- Offered Exclusively By -

PARVANI
commercial group inc.

Reshma Parvani
Reshma's Cell: (305) 342-9576
Jose Val
Jose's Cell: (305) 588-0282
Office: (305) 477-2084

10850 NW 21 St. Suite #110 Miami, FL 33172
www.parvanigroup.com

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

FLOOR PLAN
3/32"=1'-0"

ZONING INFORMATION	
ZONING U-C	
NET LAND AREA:	33,626 SF.
LOT COVERAGE AREA:	9,512 SF.
PERCENTAGE AREA:	41%
LANDSCAPE AREA REQUIRED 30% =	4,729 SF
LANDSCAPE AREA PROVIDED 9,411 SF =	27%
SETBACKS REQUIRED	SETBACKS PROVIDED
FRONT 25'	FRONT 25'
REAR 0'	REAR 5'
SIDE 10'	SIDE 10' / 10'-5'
STREET SIDE 25'	STREET SIDE 54'

AREAS BREAKDOWN	
TOTAL AREA UNDER ROOF:	5,894 SF.
TOTAL OFFICE AREA:	1,092 SF.
TOTAL WAREHOUSE AREA:	4,802 SF.
TOTAL AREA:	5,732 SF.
PAVED AREA:	9,411 SF.
PARKING REQUIRED	
OFFICE SPACE = 1,092 SF / 300 =	4 SPACES
WAREHOUSE SPACE = 4,802 SF / 1,000 =	5 SPACES
TOTAL REQUIRED =	9 SPACES.
PROVIDED	
REGULAR 8.5' x 18'=	8 SPACES
HANDICAP 9' x 18' =	1 SPACES
TOTAL PROVIDED =	9 SPACES

Armando Davila
Architect
23400 Silver Palm Dr. Miami, FL 33170
A.R.#9338 (305)846-8616

OWNER:
ITRELA CORPORATION
1110 Brickell Ave. Suite 430
MIAMI, FLORIDA 33131
(305) 375-2152

TAMI PLAZA
COMMERCE CENTER

13400 SW 128th STREET
MIAMI, FLORIDA 33186

Date Revisions
Checked A.D.
Drawn CAD
Date 01-18-03
Job no. C-301

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