

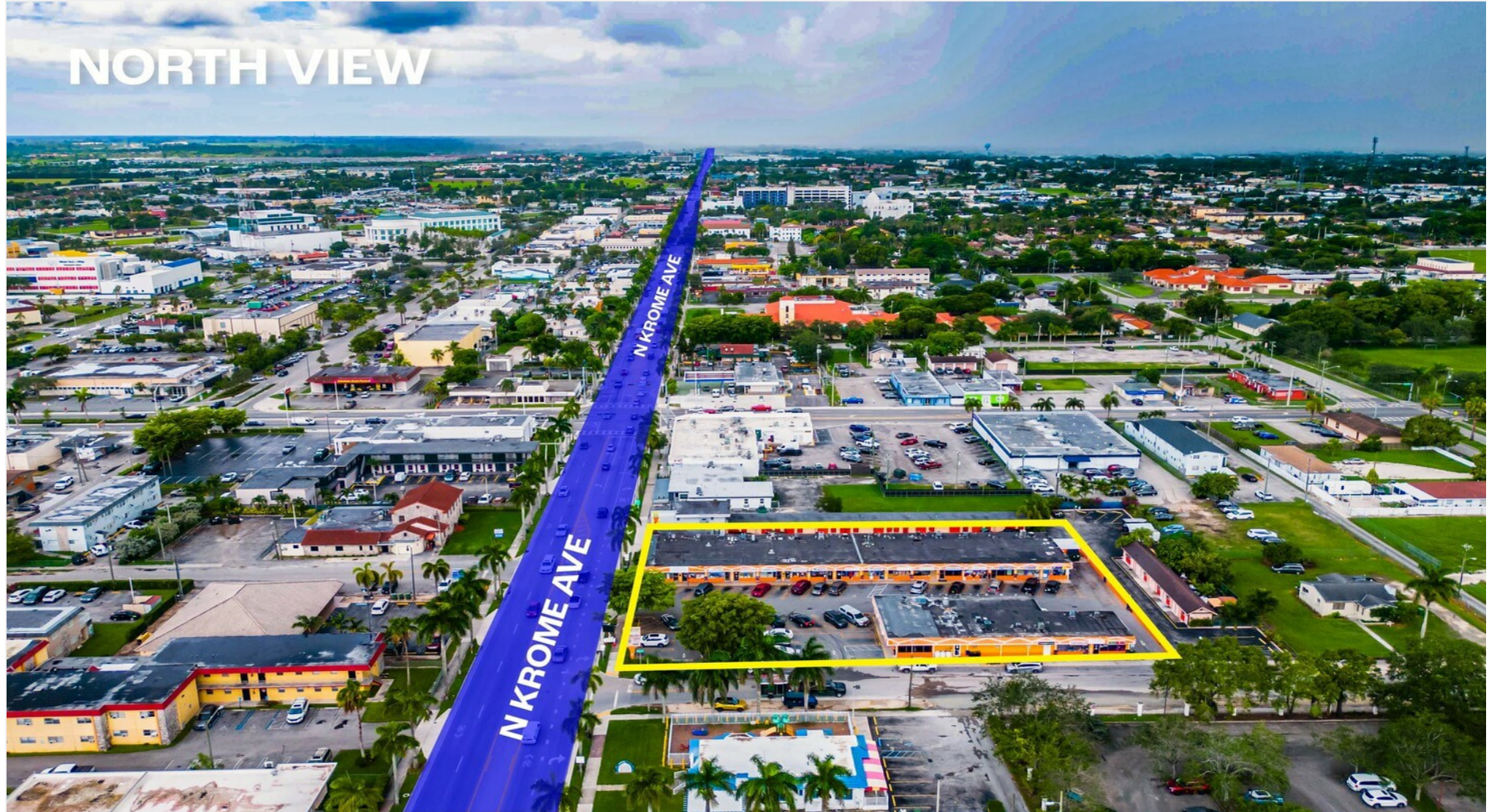
Krome Plaza

854 N Krome Ave, Homestead, FL 33030



Presented By:
KW Commercial

NORTH VIEW



Krome Plaza

854 N Krome Ave, Homestead, FL 33030

Property Details

Price: \$10,000,000

View the full listing here: <https://www.loopnet.com/Listing/854-N-Krome-Ave-Homestead-FL/38514962/>

Price:	\$10,000,000
Property Type:	Retail
Property Subtype:	Drug Store
Building Class:	C
Sale Type:	Investment
Lot Size:	38,636 SF
Gross Building Area:	15,720 SF
No. Stories:	1
Year Built:	1973
Tenancy:	Multi
Parking Ratio:	2.83/1,000 SF
Clear Ceiling Height:	14 FT
Zoning Description:	B-1
APN / Parcel ID:	10-7812-004-0060
Walk Score ®:	87 (Very Walkable)

Krome Plaza

854 N Krome Ave, Homestead, FL 33030

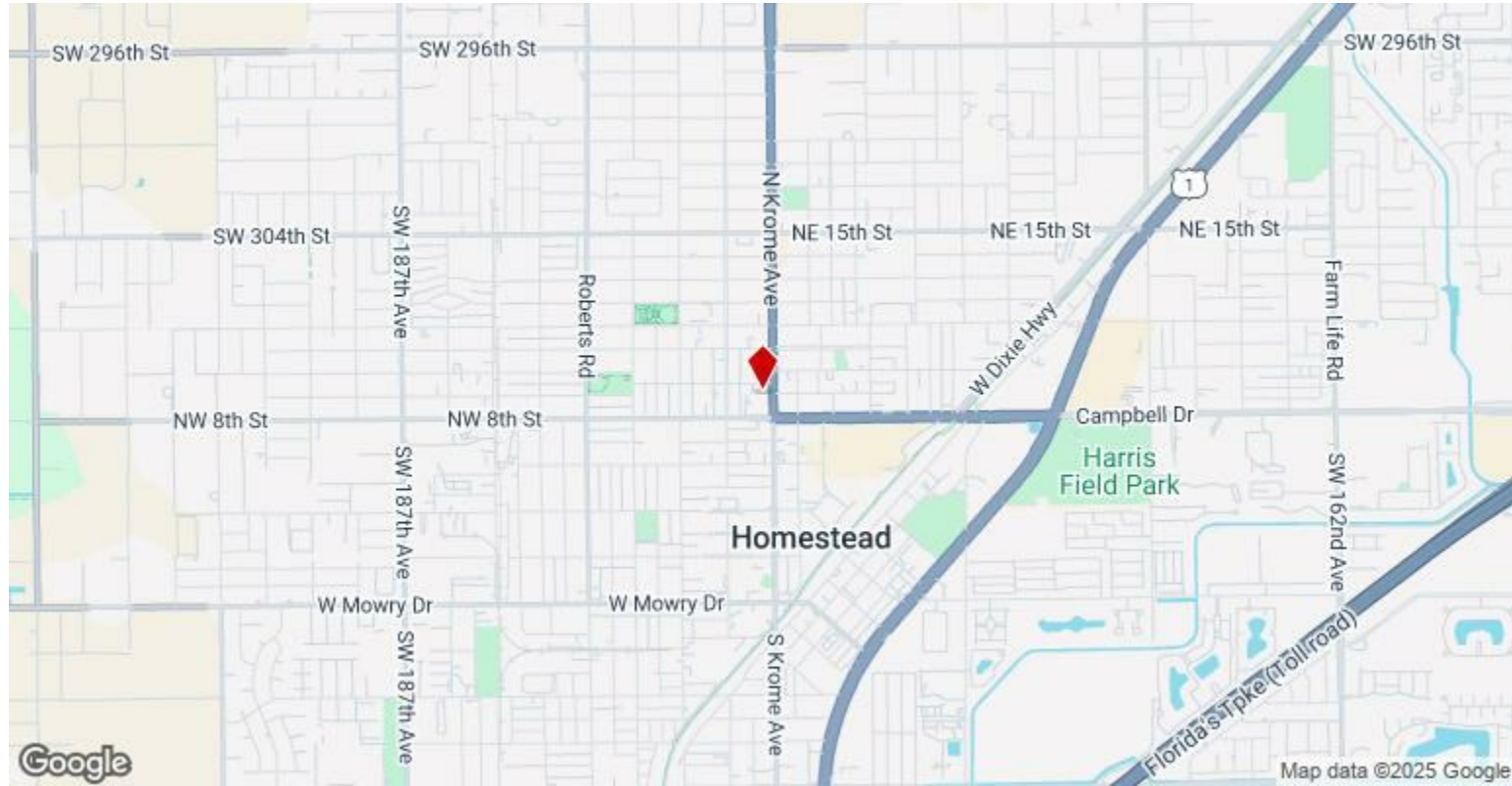
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Tienda Guatemala Corp	-	

Krome Plaza

854 N Krome Ave, Homestead, FL 33030

Location



Krome Plaza

854 N Krome Ave, Homestead, FL 33030

Property Photos



Aerial

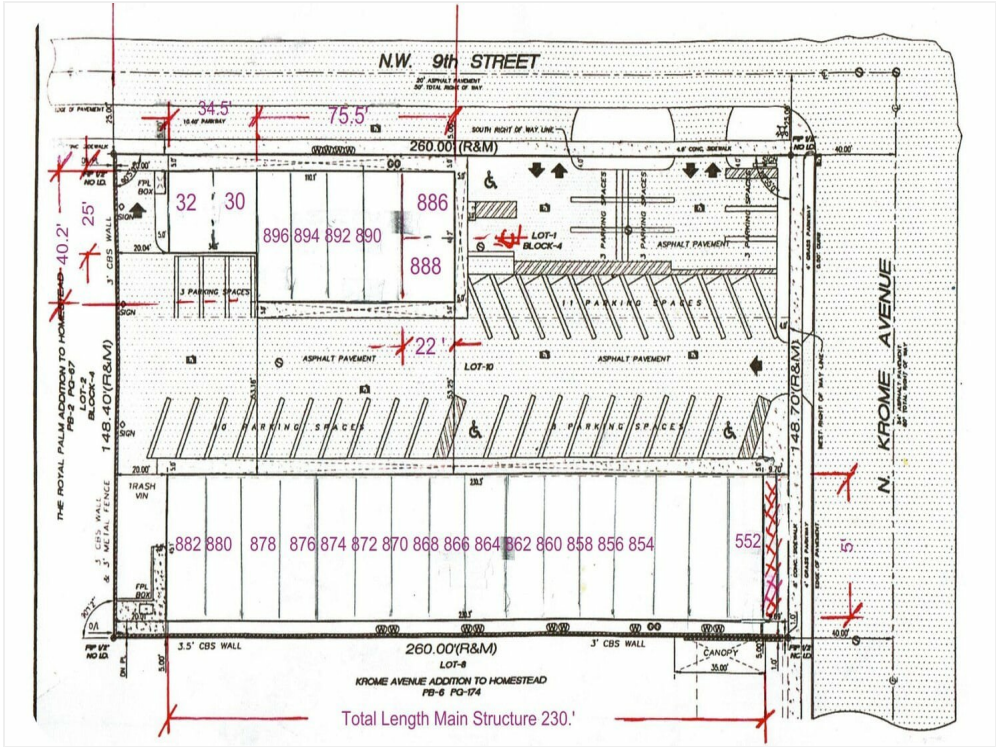
854 N KROME AVE	December 2024	January 2025	February 2025	March 2025	April 2025	May 2025	June 2025	July 2025	August 2025	#####	October 2025	November 2025	T-12 TOTALS
Income													
852, 854, 856	\$ 8,738.22	\$ 8,738.22	\$ 8,738.22	\$ 8,738.22	\$ 8,738.22	\$ 8,738.22	\$ 8,738.22	\$ 8,738.22	\$ 8,738.22	\$ 10,660.00	\$ 10,350.00	\$ 10,350.00	\$ 110,003.98
858	\$ 3,130.47	\$ 3,130.47	\$ 3,130.47	\$ 3,130.47	\$ 3,130.47	\$ 3,130.47	\$ 3,130.47	\$ 3,130.47	\$ 3,130.47	\$ 3,130.47	\$ 3,039.29	\$ 3,039.29	\$ 37,383.28
860	\$ 3,115.13	\$ 3,253.77	\$ 3,115.13	\$ 3,115.13	\$ 3,115.13	\$ 3,630.75	\$ 3,630.75	\$ 3,630.75	\$ 3,630.75	\$ 3,630.75	\$ 3,630.75	\$ 3,630.75	\$ 41,129.54
862	\$ 2,800.71	\$ 2,800.71	\$ 2,800.71	\$ 2,800.71	\$ 2,800.71	\$ 2,800.71	\$ 2,800.71	\$ 2,800.71	\$ 2,800.71	\$ -	\$ 3,399.00	\$ 3,399.00	\$ 29,801.97
864	\$ 3,038.50	\$ 3,038.50	\$ 3,281.58	\$ 3,281.58	\$ 3,281.58	\$ 3,281.58	\$ 3,281.58	\$ 3,281.58	\$ 3,281.58	\$ 3,281.58	\$ 3,186.00	\$ 3,186.00	\$ 38,701.64
866	\$ 3,142.53	\$ 3,142.53	\$ 3,142.53	\$ 3,142.53	\$ 3,272.53	\$ 3,503.93	\$ 3,523.93	\$ 3,393.93	\$ 3,393.93	\$ 3,513.93	\$ 3,435.08	\$ 3,278.60	\$ 39,885.98
868	\$ 2,978.51	\$ 2,978.51	\$ 2,978.51	\$ 3,201.90	\$ 3,201.90	\$ 3,201.90	\$ 3,201.90	\$ 3,201.90	\$ 3,201.90	\$ 3,201.90	\$ 3,108.64	\$ 3,108.64	\$ 37,586.11
870	\$ 3,019.75	\$ 3,019.75	\$ 3,019.75	\$ 3,231.13	\$ 3,231.13	\$ 3,231.13	\$ 3,231.13	\$ 3,231.13	\$ 3,231.13	\$ 3,231.13	\$ 3,137.02	\$ 3,137.02	\$ 37,951.20
872	\$ 3,047.98	\$ 3,047.98	\$ 3,047.98	\$ 3,047.98	\$ 3,291.82	\$ 3,291.82	\$ 3,291.82	\$ 3,291.82	\$ 3,291.82	\$ 3,291.82	\$ 3,195.94	\$ 3,195.94	\$ 38,334.72
874	\$ 2,783.03	\$ 2,783.03	\$ 2,783.03	\$ 2,783.03	\$ 2,783.03	\$ 2,783.03	\$ 3,481.40	\$ 3,481.40	\$ 3,481.40	\$ 3,481.40	\$ 3,481.40	\$ 3,375.00	\$ 37,480.18
876	\$ 3,253.77	\$ 3,253.77	\$ 3,253.77	\$ 3,253.77	\$ 3,253.77	\$ 3,253.77	\$ 3,253.77	\$ 3,253.77	\$ 3,253.77	\$ 3,253.77	\$ 3,159.00	\$ 3,159.00	\$ 38,855.70
878, 880, 882	\$ 9,582.60	\$ 9,582.60	\$ 9,582.60	\$ 9,870.29	\$ 9,870.29	\$ 9,870.29	\$ 9,870.29	\$ 9,870.29	\$ 9,870.29	\$ 9,870.29	\$ 9,582.81	\$ 9,582.81	\$ 117,005.45
886, 888, 890, 892	\$ 12,676.63	\$ 12,676.63	\$ 12,676.62	\$ 12,676.62	\$ 12,676.62	\$ 12,676.62	\$ 17,009.00	\$ 17,407.00	\$ 16,648.00	\$ 17,407.00	\$ 16,900.00	\$ 16,900.00	\$ 178,419.74
894	\$ 3,218.75	\$ 3,218.75	\$ 3,218.75	\$ 3,218.75	\$ 3,218.75	\$ 3,218.75	\$ 3,218.75	\$ 3,991.26	\$ 3,476.26	\$ 3,476.26	\$ 3,476.26	\$ 3,395.08	\$ 40,346.33
896	\$ 3,218.81	\$ 3,218.81	\$ 3,218.81	\$ 3,218.81	\$ 3,218.81	\$ 3,476.31	\$ 3,476.31	\$ 3,476.31	\$ 3,476.31	\$ 3,476.31	\$ 3,375.08	\$ 3,375.08	\$ 40,225.72
30 - 32 NW 9 ST	\$ 6,209.73	\$ 6,209.73	\$ 5,613.50	\$ 5,613.50	\$ 5,613.50	\$ 6,209.73	\$ 6,209.73	\$ 6,229.44	\$ 6,229.44	\$ 6,209.73	\$ 6,209.73	\$ 6,209.73	\$ 72,787.49
Total Rent Revenue	\$ 73,955.12	\$ 74,093.76	\$ 73,601.96	\$ 74,324.42	\$ 74,696.26	\$ 76,299.01	\$ 81,438.76	\$ 79,609.28	\$ 78,335.26	\$ 84,515.33	\$ 82,665.97	\$ 82,321.92	\$ 935,868.03
Expense													
Garbage Collection	\$ (2,200.41)	\$ (2,212.81)	\$ (2,206.78)	\$ (2,207.27)	\$ (2,204.93)	\$ (2,206.42)	\$ (2,230.21)	\$ (2,231.83)	\$ (2,230.59)	\$ (2,653.28)	\$ (2,666.50)	\$ (2,641.48)	\$ (27,892.49)
Electric Usage	\$ (233.09)	\$ (272.74)	\$ (247.09)	\$ (248.94)	\$ (240.83)	\$ (238.00)	\$ (264.53)	\$ (232.00)	\$ (231.40)	\$ (236.78)	\$ (264.38)	\$ (243.17)	\$ (2,952.95)
Landscaping	\$ (600.00)	\$ (600.00)	\$ (600.00)	\$ (600.00)	\$ (600.00)	\$ (600.00)	\$ (600.00)	\$ (600.00)	\$ (600.00)	\$ (600.00)	\$ (600.00)	\$ (600.00)	\$ (7,200.00)
Maintenance	\$ -	\$ (250.00)	\$ (500.00)	\$ -	\$ (500.00)	\$ -	\$ (750.00)	\$ (250.00)	\$ -	\$ (500.00)	\$ (250.00)	\$ (500.00)	\$ (3,500.00)
Sales Tax	\$ (1,922.23)	\$ (2,130.28)	\$ (2,143.75)	\$ (2,164.79)	\$ (2,175.68)	\$ (2,222.30)	\$ (2,372.00)	\$ (2,318.72)	\$ (2,281.61)	\$ (2,461.61)	\$ -	\$ -	\$ (22,192.97)
Insurance, Property	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (31,379.20)	\$ -	\$ (31,379.20)
Tax, Property	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (53,421.16)	\$ -	\$ (53,421.16)
Total Expenditures	\$ (4,955.73)	\$ (5,465.83)	\$ (5,697.62)	\$ (5,221.00)	\$ (5,721.44)	\$ (5,266.72)	\$ (6,216.74)	\$ (5,632.55)	\$ (5,343.60)	\$ (6,451.65)	\$ (68,581.24)	\$ (3,984.65)	\$ (148,538.77)
Profit Margin	93.30%	92.62%	92.26%	92.98%	92.34%	93.10%	92.37%	92.92%	93.16%	92.37%	-7.16%	95.16%	84.13%
MONTHLY PROFIT	\$ 68,999.39	\$ 68,627.93	\$ 67,904.34	\$ 69,103.42	\$ 68,976.82	\$ 71,032.29	\$ 75,222.02	\$ 73,976.71	\$ 72,991.66	\$ 78,063.68	\$ (5,915.27)	\$ 78,337.27	\$ 787,320.26

KROME T-12_Dec24_Nov25

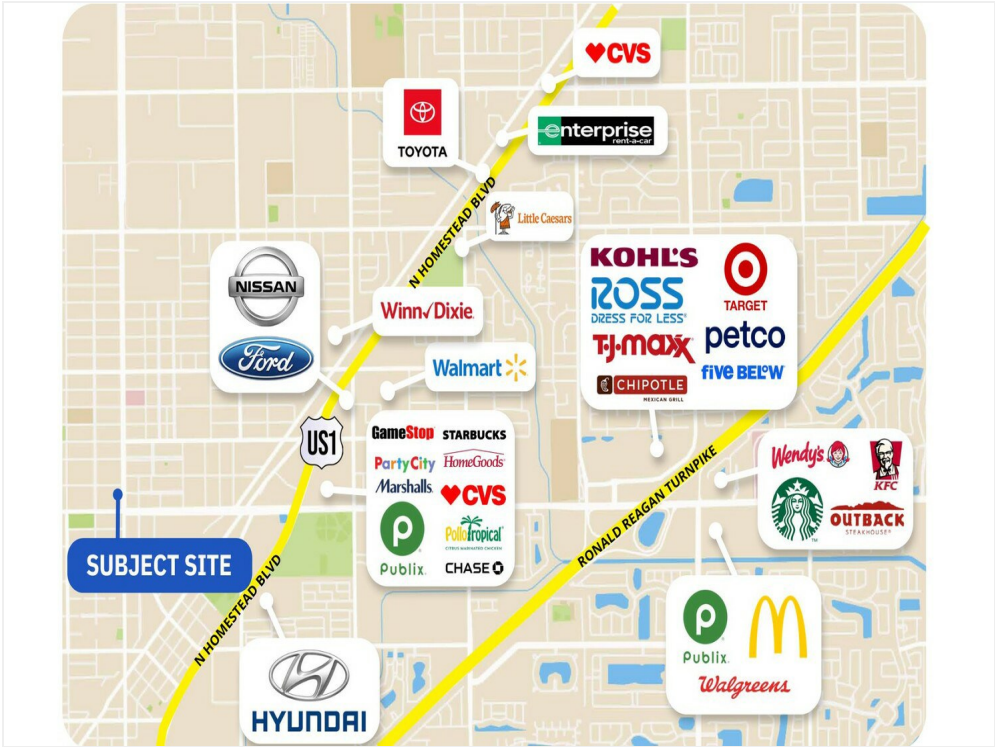
Krome Plaza

854 N Krome Ave, Homestead, FL 33030

Property Photos



Copy of 854 N Krome Ave

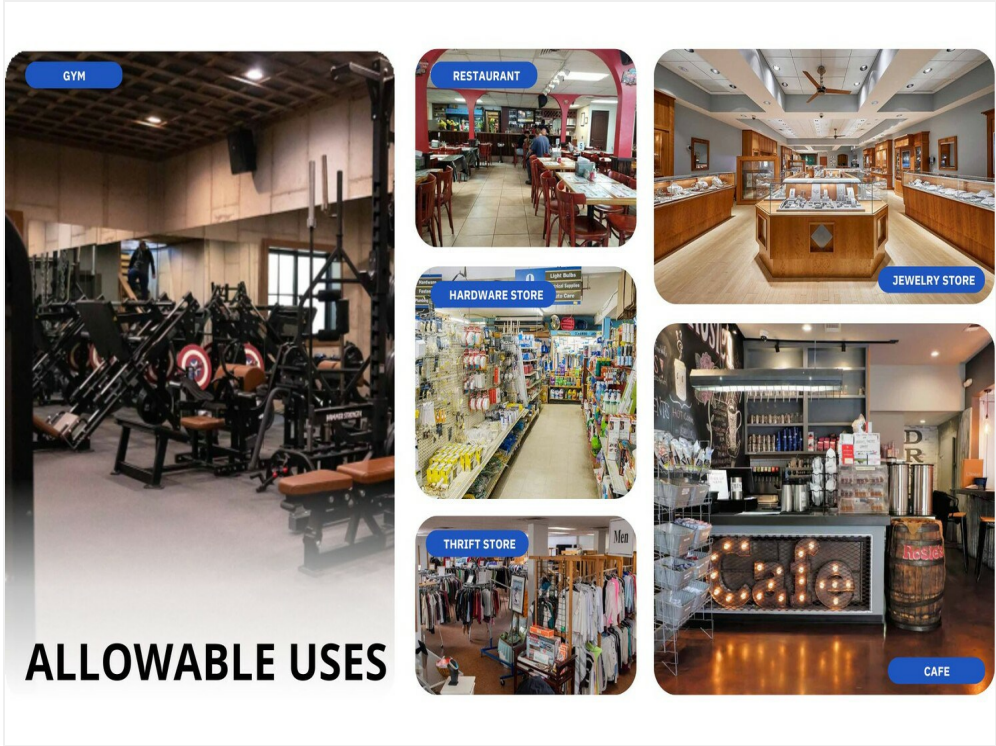


Copy of 854 N Krome Ave (1)

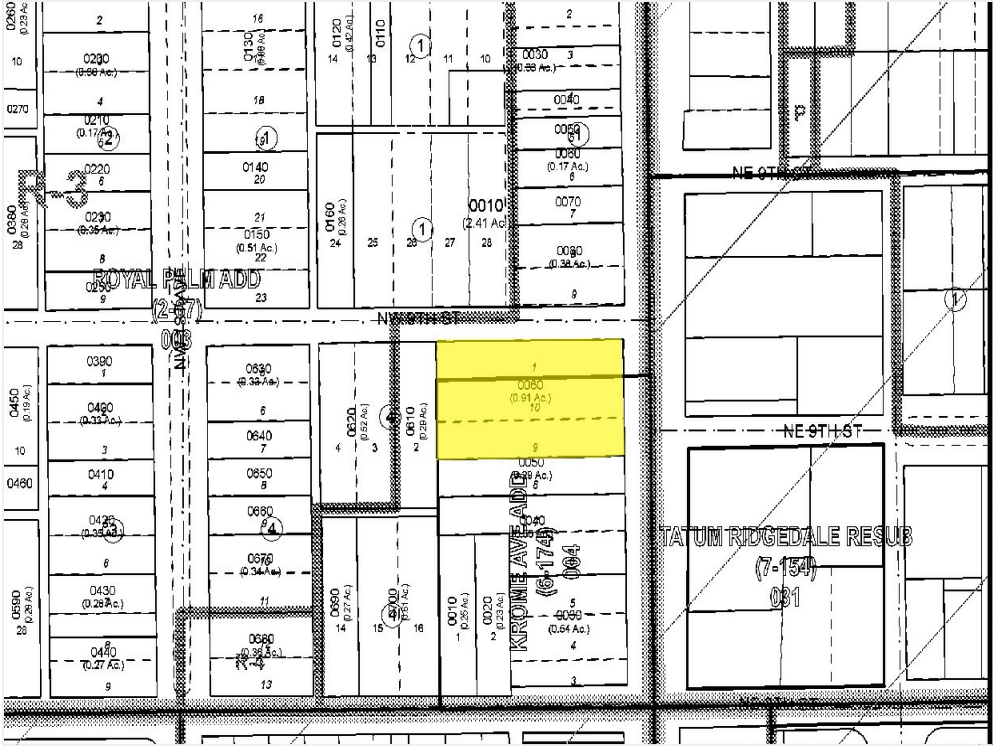
Krome Plaza

854 N Krome Ave, Homestead, FL 33030

Property Photos



Copy of 854 N Krome Ave (2)



Krome Plaza

854 N Krome Ave, Homestead, FL 33030

Property Photos



Building Photo



Aerial

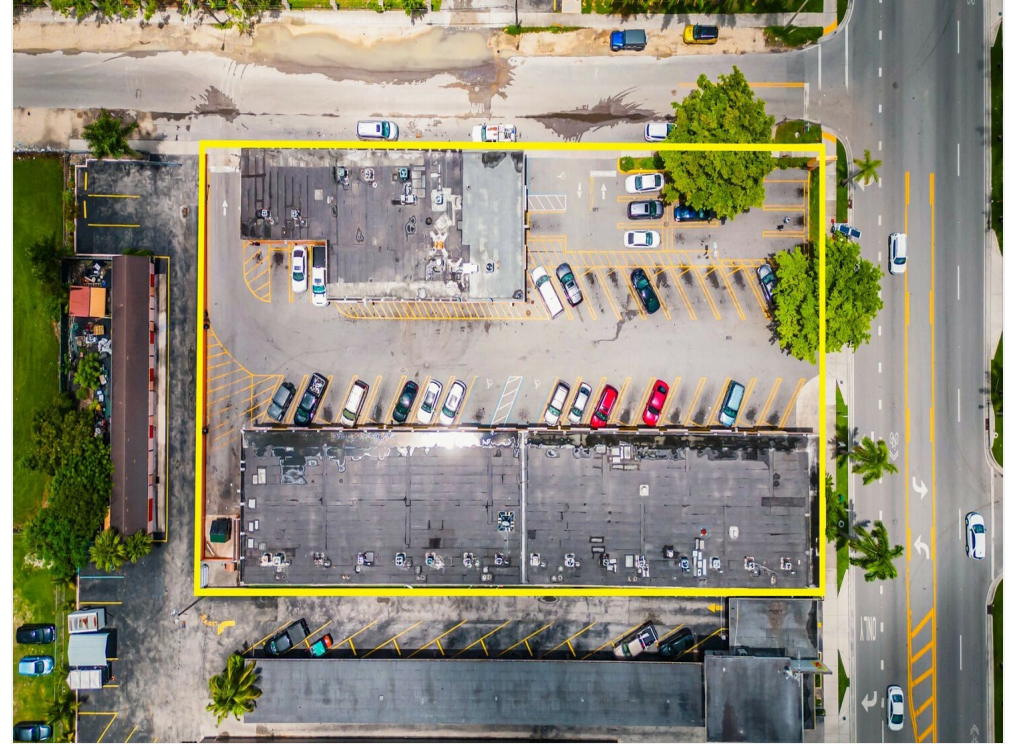
Krome Plaza

854 N Krome Ave, Homestead, FL 33030

Property Photos



Aerial



Aerial

Krome Plaza

854 N Krome Ave, Homestead, FL 33030

Property Photos



Building Photo



Building Photo

Krome Plaza

854 N Krome Ave, Homestead, FL 33030

Property Photos



Building Photo



Building Photo

Krome Plaza

854 N Krome Ave, Homestead, FL 33030

Property Photos



Aerial



Aerial

Krome Plaza

854 N Krome Ave, Homestead, FL 33030

Property Photos



Aerial

 854 NORTH KROME AVENUE, HOMESTEAD, FL 33030

FOOD REPORT



NEIGHBORHOOD EATS

This home is located near **37** moderately priced restaurants and has an **average** variety of cuisines.

42

★★★★+

WITHIN 5 MILES

\$

22

\$\$

15

\$\$\$

3

\$\$\$\$

0

GOOD EATS

BY CATEGORY

FAST FOOD 9

PIZZA 7

MEXICAN 6

AMERICAN 5

ASIAN 4

ITALIAN 2

INTERNATIONAL 2

CAFES, COFFEE AND TEA 1

SUSHI 1

OTHER 5

ListReports

DISCLAIMER:

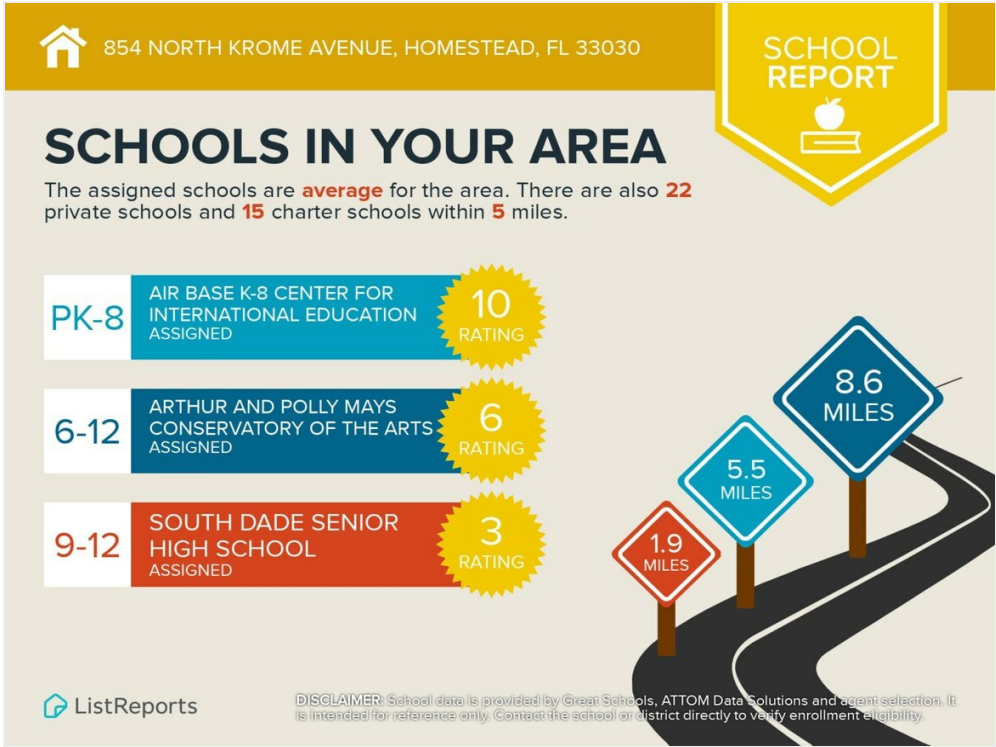
The information in this report is from third-party sources and its accuracy cannot be guaranteed.

Building Photo

Krome Plaza

854 N Krome Ave, Homestead, FL 33030

Property Photos



Building Photo



Building Photo

Krome Plaza

854 N Krome Ave, Homestead, FL 33030

Property Photos



854 NORTH KROME AVENUE, HOMESTEAD, FL 33030

AREA REPORT



VERY CONVENIENT

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1** mile.



MEDICAL



PHARMACY



GAS



ATM



CLEANERS



0.1 MILES



0.1 MILES



0.1 MILES



0.2 MILES



0.3 MILES



MOVIE THEATER



GYM



COFFEE

2 MILES

0.5 MILES

0.5 MILES

ListReports

DISCLAIMER:

The information in this report is from third-party sources and its accuracy cannot be guaranteed.

Building Photo

An aerial photograph showing a large, rectangular, single-story commercial building with a flat roof and a red border. The building is surrounded by a parking lot filled with cars. To the left of the building is a gas station with a blue and white sign. To the right is a smaller building with a blue roof. The surrounding area includes residential houses, palm trees, and a water tower in the distance.

Building Photo

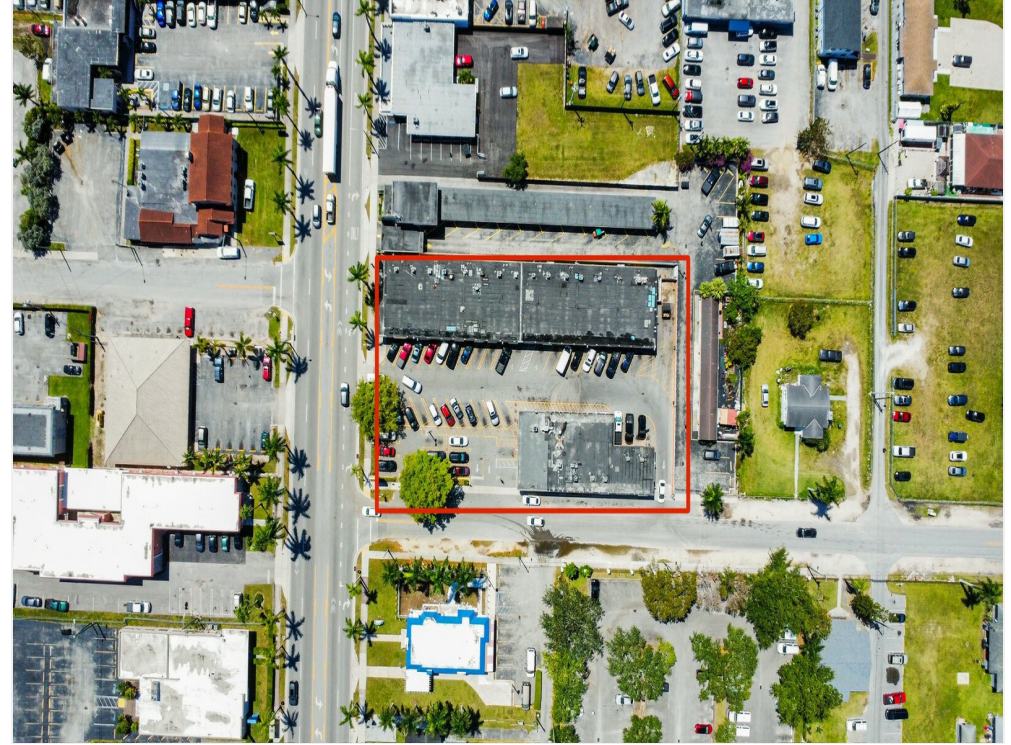
Krome Plaza

854 N Krome Ave, Homestead, FL 33030

Property Photos



Building Photo



Building Photo

Krome Plaza

854 N Krome Ave, Homestead, FL 33030

Property Photos



Building Photo



Building Photo

Krome Plaza

854 N Krome Ave, Homestead, FL 33030

Property Photos



Building Photo



Building Photo

Krome Plaza

854 N Krome Ave, Homestead, FL 33030

Property Photos



Building Photo



Building Photo

Krome Plaza

854 N Krome Ave, Homestead, FL 33030

Property Photos



Building Photo



Building Photo

Krome Plaza

854 N Krome Ave, Homestead, FL 33030

Property Photos



Building Photo



Building Photo

Krome Plaza

854 N Krome Ave, Homestead, FL 33030

Property Photos



Building Photo



Building Photo

Krome Plaza

854 N Krome Ave, Homestead, FL 33030



Ricky Kallabat
richardk@kw.com
(305) 747-5117

KW Commercial
700 NE 90th St
Miami, FL 33138

