

PALMETTO FRONTAGE BUILDING

4401 NW 167 ST, MIAMI GARDENS, FL 33055



OFFERING SUMMARY

Sale Price:	\$15,225,000
Lease Rate:	\$24 NNN PSF
Lot Size:	2.53 Acres
Building Size:	30,447 Total SF
Grade Level Doors:	Two (2)
Ceiling Height:	22' Clear
Location:	Outside of Wellfield
Power:	3 Phase
Year Built:	1972
Zoning:	BU-2

PROPERTY OVERVIEW

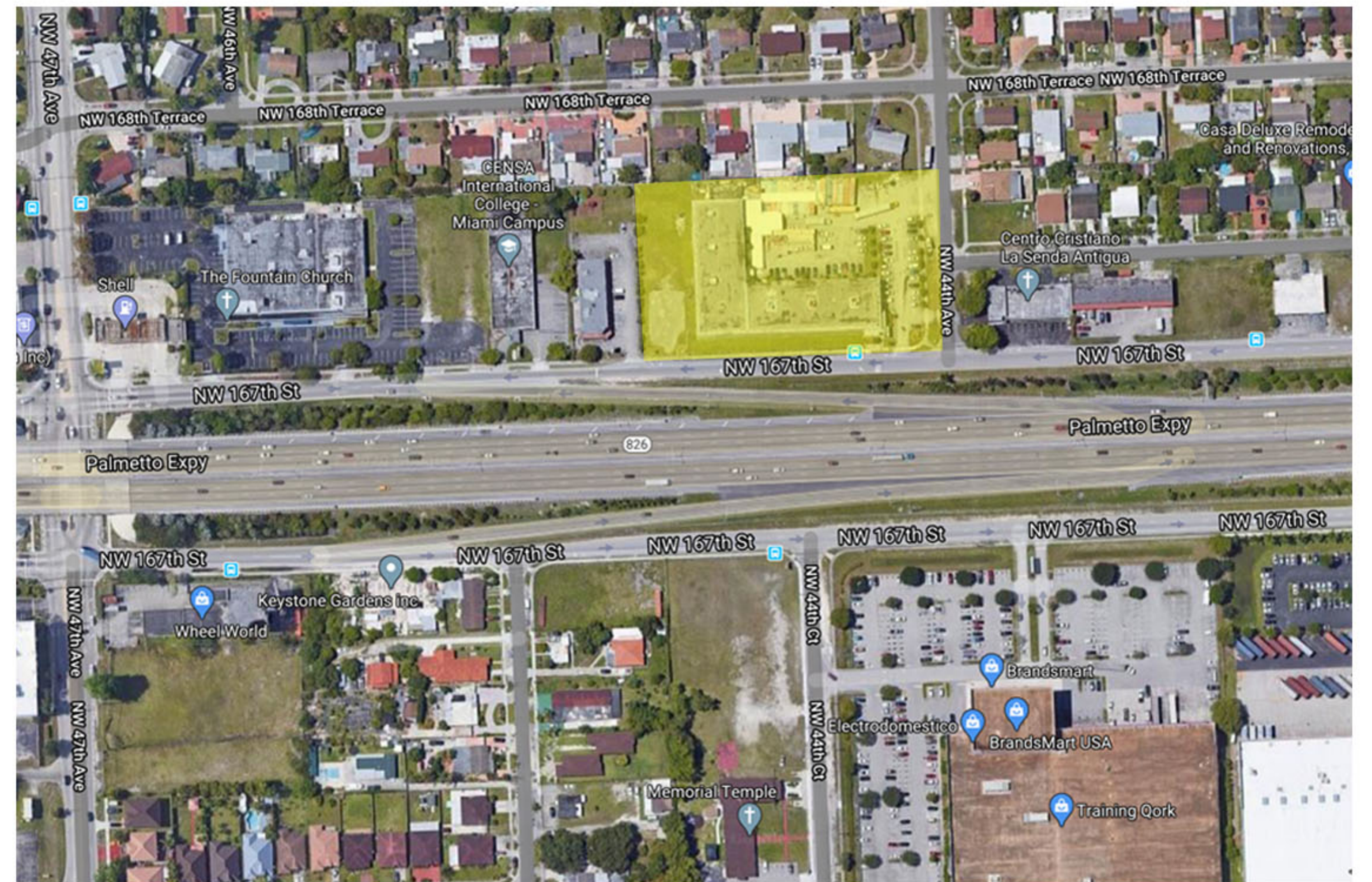
This freestanding commercial property has direct signage to the Palmetto Expressway (SR 826) with direct exposure to over 160,000 vehicles per day. The building offers a unique opportunity with extraordinary access and visibility in one of Miami's busiest retail areas directly across from BrandsMart USA and El Dorado Furniture's headquarters while being down the street from Miami's "Auto Alley" car dealerships. Discount retailers in the area have the highest sale per SF than any other similar retailers in the United States. The property is zoned 6500 Commercial with Multiple Commercial uses, offering Retail | Showroom | Warehouses.

LOCATION OVERVIEW

With over two and a half (2.5) acres, this property is prominently located in a highly visible area off the Palmetto Expressway (SR 826) in Miami Gardens, FL with direct exposure to over 160,000 vehicles per day. Minutes from the Golden Glades Interchange, I-95, Florida's Turnpike, I-75, 441 and easy access to Miami International Airport and Ft Lauderdale International Airport.

ADDITIONAL PHOTOS

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AERIAL MAP

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