

FOR SALE

FORTUNE
INTERNATIONAL
REALTY

Industrial Warehouse/ Showroom



Property:

4101 NW 77th Ave
Miami, FL 33166

OFFERING MEMORANDUM

Exclusively Presented by:

RICARDO DU POND, P.A.

Broker Associate (305)
588-7187 | rd@fir.com

CONFIDENTIALITY & DISCLAIMER

By acceptance of this Offering Memorandum (The “Memorandum”), you (The Recipient) agree to the following conditions.

This Memorandum is only provided with the understanding that you (The Recipient) agree to these conditions. If you (The Recipient) do not agree to these conditions, you must promptly return this Memorandum to the address below.

Attention: **RICARDO DU POND, P.A.**

Broker Associate
Fortune International Realty
2666 Brickell Avenue. Miami FL 33129

The information contained in the following Offering Memorandum is proprietary and strictly confidential.

All information has been secured from sources we believe to be reliable and the accuracy is not guaranteed. Buyer/lessee must verify all the information and bears all risk for any inaccuracies. All information is subject to errors, omissions, change, and withdrawal without notice. Any reference to acre or square footage must be verified and are not guaranteed. Buyer/lessee assumes all risks. All product and company names are trademarks™ or registered® trademarks of their respective holders. Use of them does not imply any affiliation with or endorsement by them.

Any projections or estimates used herein are for example purposes only and do not represent the present or future performance of this investment. You (The Recipient) will use the Information solely for the purpose of evaluating the Potential Transaction. You (The Recipient) shall not disclose the Information or the existence or possible existence of the Potential Transaction to any other person or entity, and will not use the Information for any other purpose not related to the Potential Transaction; provided, however, that any such Information may be disclosed to those employees and consultants of Recipient (collectively, “Recipient Parties”) who need to know such Information for the purpose of Recipient evaluating the Potential Transaction (it being understood that such “Recipient Parties” will be informed by Recipient of the contents of this agreement and the confidential nature of the Information). You (The Recipient) shall be responsible for any breach of this agreement by any Recipient Parties.

You (The Recipient) agree to not use the Information in any way that is detrimental to Fortune International Realty and/or Seller/lessor, and, with the exception of information generally known to the public, you will keep the Information confidential. Except for the purposes related to your purchase evaluation, you (The Recipient) will not copy or distribute the Information without prior written authorization from Fortune International Realty. Any “Evaluation Material” (including, but not limited to the Memorandum, plans, lease summaries, etc) that you (The Recipient) receive from Fortune International Realty shall remain the Property of the Fortune International Realty and shall be promptly returned to Fortune International Realty upon request or if you decide to not purchase of the Property. You (The Recipient) agree to not market the Property and to not contact the Seller/Lessor, Property’s tenant or lender unless you have received specific written approval from Fortune International Realty. You (The Recipient) indemnify Fortune International Realty and/or Seller/Lessor from and against any claims which result from your distribution of the Information.

You (The Recipient) acknowledges and agrees that (a) Fortune International Realty is not making any representations or warranties as to the accuracy or completeness of any Information provided to you (The Recipient) or any of the Recipient Parties; (b) You (The Recipient) has an independent duty to analyze and evaluate the Information and the Potential Transaction, and to obtain any additional information which it considers necessary or desirable for the analysis and evaluation of the same; and (c) Fortune International Realty shall have no liability hereunder resulting from the use by you (The Recipient) of any of the Information. You (The Recipient) further acknowledges that Fortune International Realty has, and will incur, no liability to Recipient for any compensation, fee or expenses incurred by Recipient in connection with the Potential Transaction or the review by Recipient of the Information.

EXECUTIVE SUMMARY

RICARDO DU POND, P.A.

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EXECUTIVE SUMMARY

Property Overview

Fortune International Realty is being retained exclusively by ownership to promote and arrange the sale of 4101 NW 77th Ave. in Miami, FL. The Property is a Class B warehouse Building with +/- 33,396 SF or rentable area sitting on a 59,456 corner lot. The building is strategically located with great exposure to Palmetto Expressway and close proximity to Miami International Airport.

Highlights

- Prime Corner location with exposure to the Palmetto Expressway
- Commercial spaces for showroom, warehouse, storage or retail.
- Located near Miami International Airport by the Palmetto and NW 36 ST. on the Miami Airport East Industrial Park.

Investment Summary

Acquiring this property offers a prime opportunity for business owners looking to expand their operations, with the added benefit of high visibility along the Palmetto Expressway. Additionally, it presents a unique opportunity by maintaining the existing income from three tenants while growing and scaling your business.

- Unique opportunity to expand business while receiving Income.
- Easy accessible to and from NW 36th St & Palmetto Expressway
- Signage opportunities and brand recognition



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PROPERTY OVERVIEW

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PROPERTY OVERVIEW

- **Property Address:** 4101 NW 77th Av. Miami, FL 33166
- **Folio Number:** 30-3026-007-0020
- **Building Size:** 33,396 SF
- **Land Size:** 59,456 SF
- **Year Built:** 1970 / Renovated 2022
- **Parking:**
- **Zoning:** IU-2 - INDUSTRIAL - HEAVY MFG
- **Legal Description:** TOLIN IND SITES PB 100-39 TRACT 2 BLK 1 LOT SIZE 59456 SQ FTOR 20466-2396 0602 1COC 26446-3320 06 2008 1 and/or as recorded in Miami Dade County public records
- **Construction:** CBS
- **Roof:**
- **Loading Docks:** 2
- **Terms:** Cash, Third Party Financing, or any other terms acceptable to Seller.
- **Site Description:** Corner warehouse/showroom combination facing Palmetto Expressway (826) with close proximity to Miami International Airport, Doral and Medley.
- **Building Description:** Building was completely renovated in 2022, its currently divided among 3 tenants generating rental income to owner. There is a fourth space suitable for the new buyer to be occupied or leased out to increase property income.
- **Exposure:** The property is strategically located facing Palmetto Expressway (826) exposing the visibility of the property to +/- 150,000 daily vehicles.

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LOCATION

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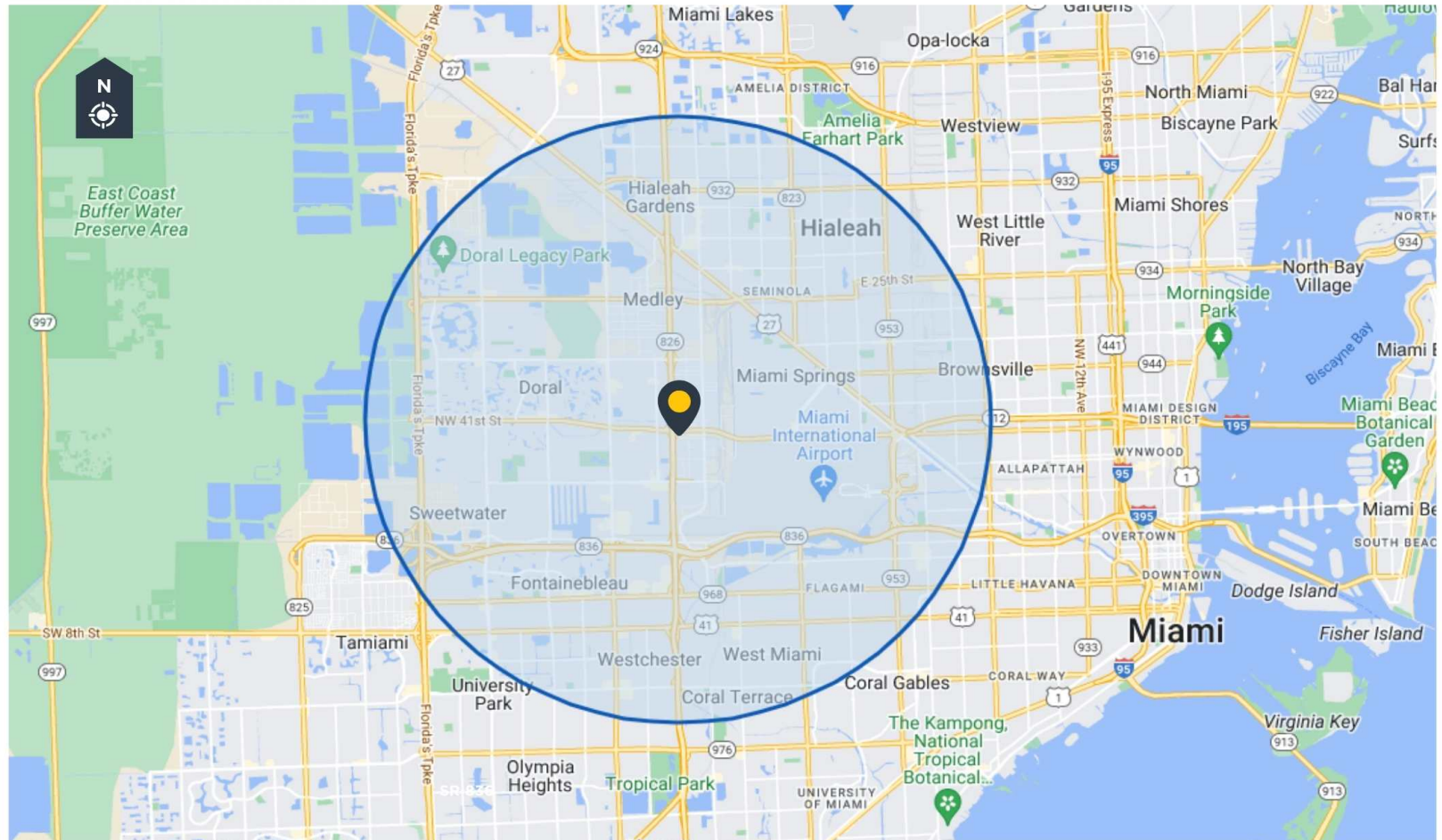
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Location

Local Map



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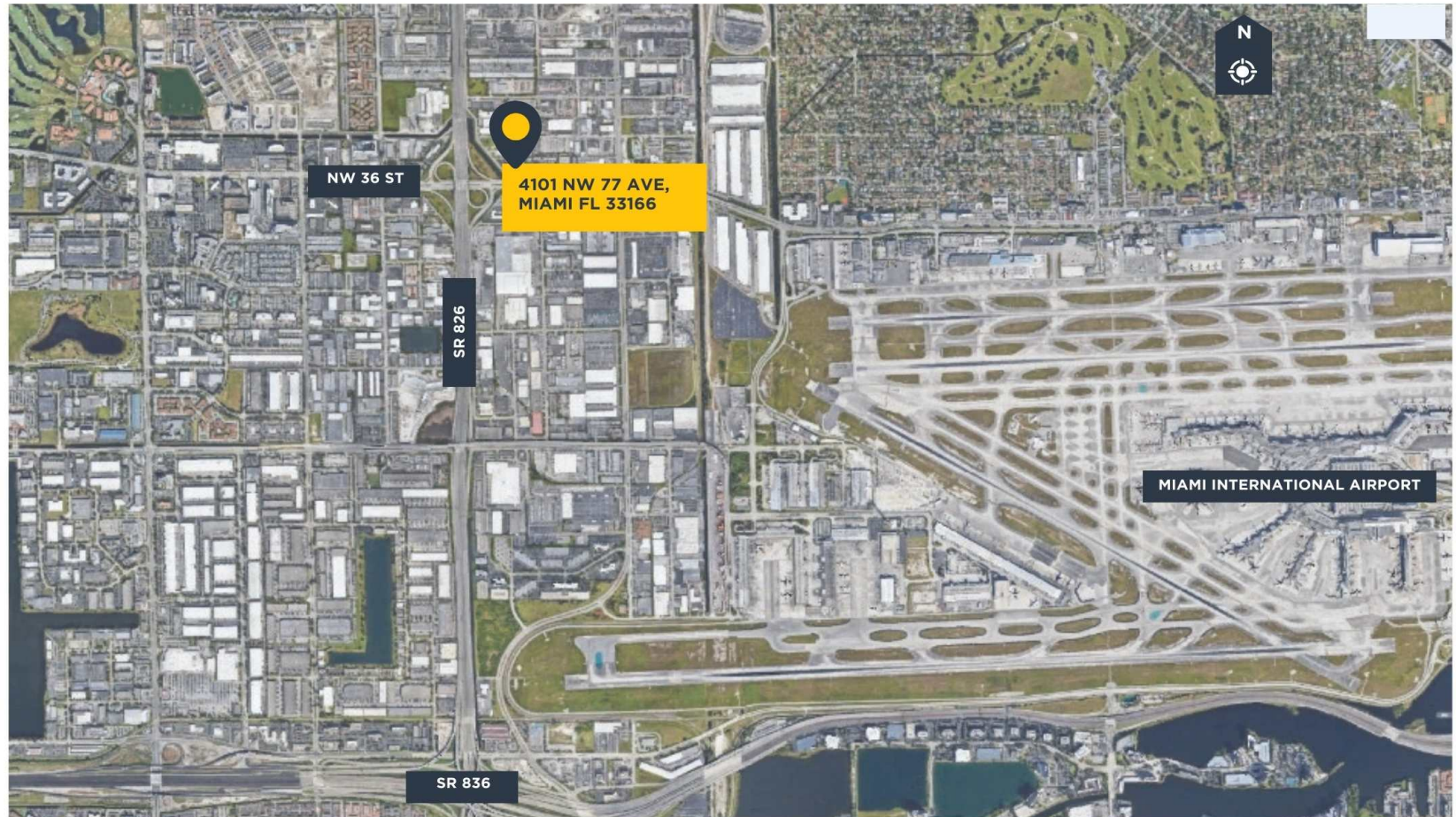
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PROPERTY PICTURES

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Aerials



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