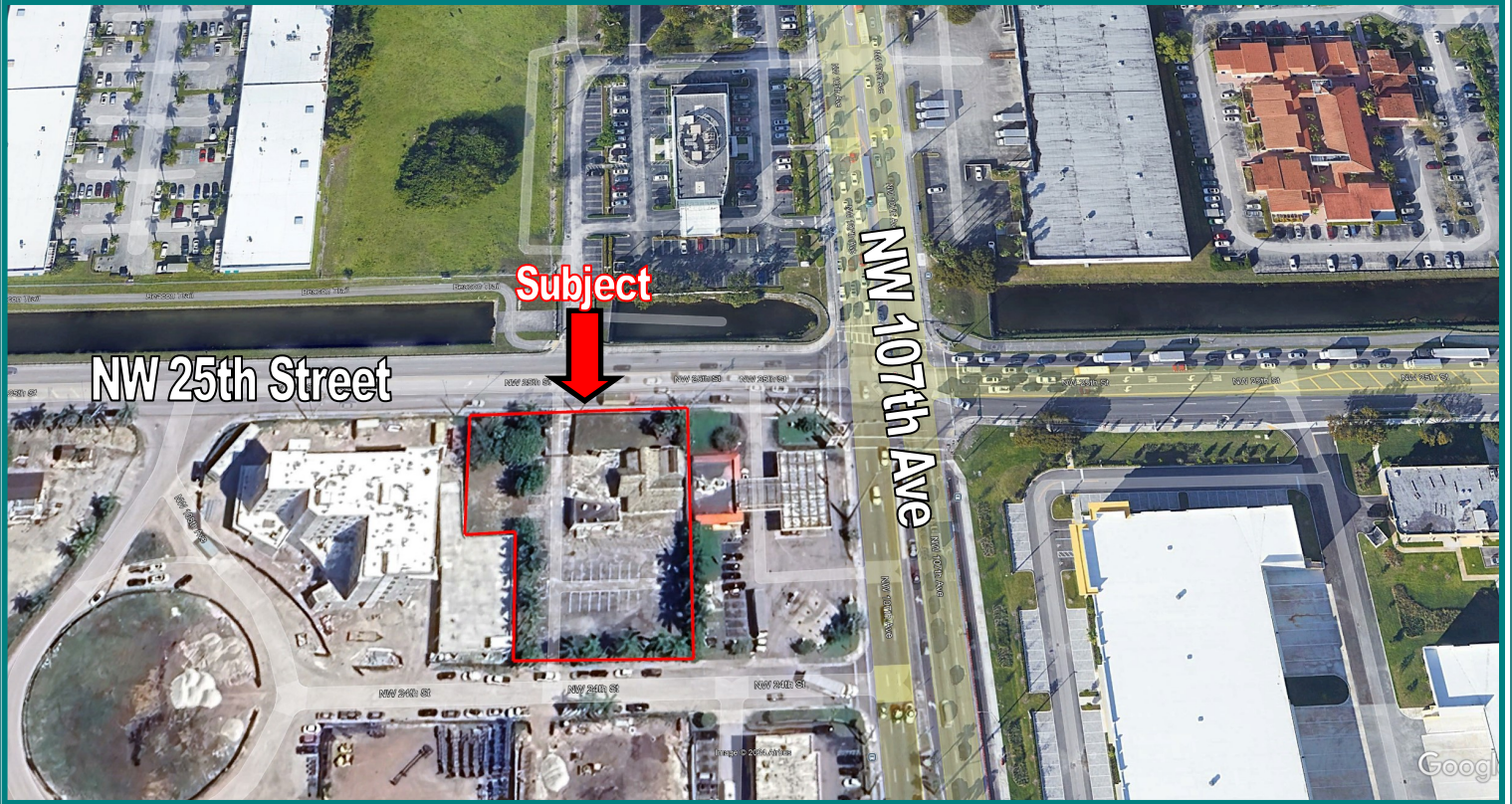


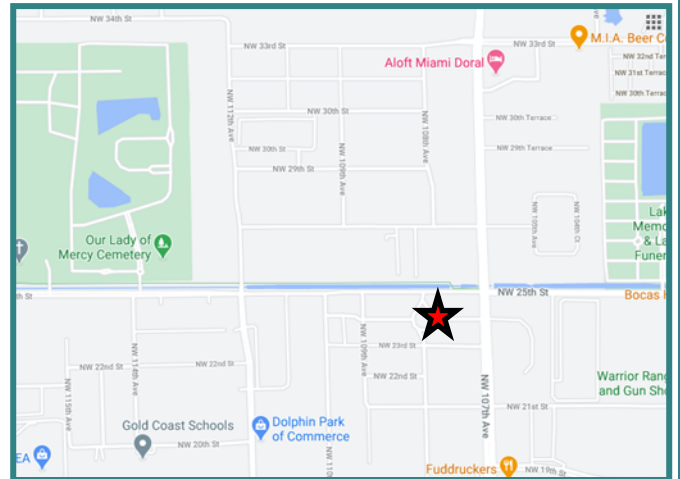
# FOR SALE/LEASE

## 37,400+/- Sq.Ft. Commercial Development Site Sweetwater, FL



### NW 25th Street & NW 108th Avenue, Sweetwater, FL

- 37,400+/- Sq.Ft. (0.85Acres)
- C-2 Zoning, City of Sweetwater
- Located in the Airport West Market
- Unique lot size with several possibilities
- Ideal uses include: Office Building, Mini Storage, Retail Facility, Bank Facility, & QSR
- Easy access to Florida Turnpike, Dolphin Expressway, SR 826 & Palmetto Expressway



**Sales Price: \$4,100,000 or Lease Rate: \$5.50 PSF NNN**

Offered Exclusively By:

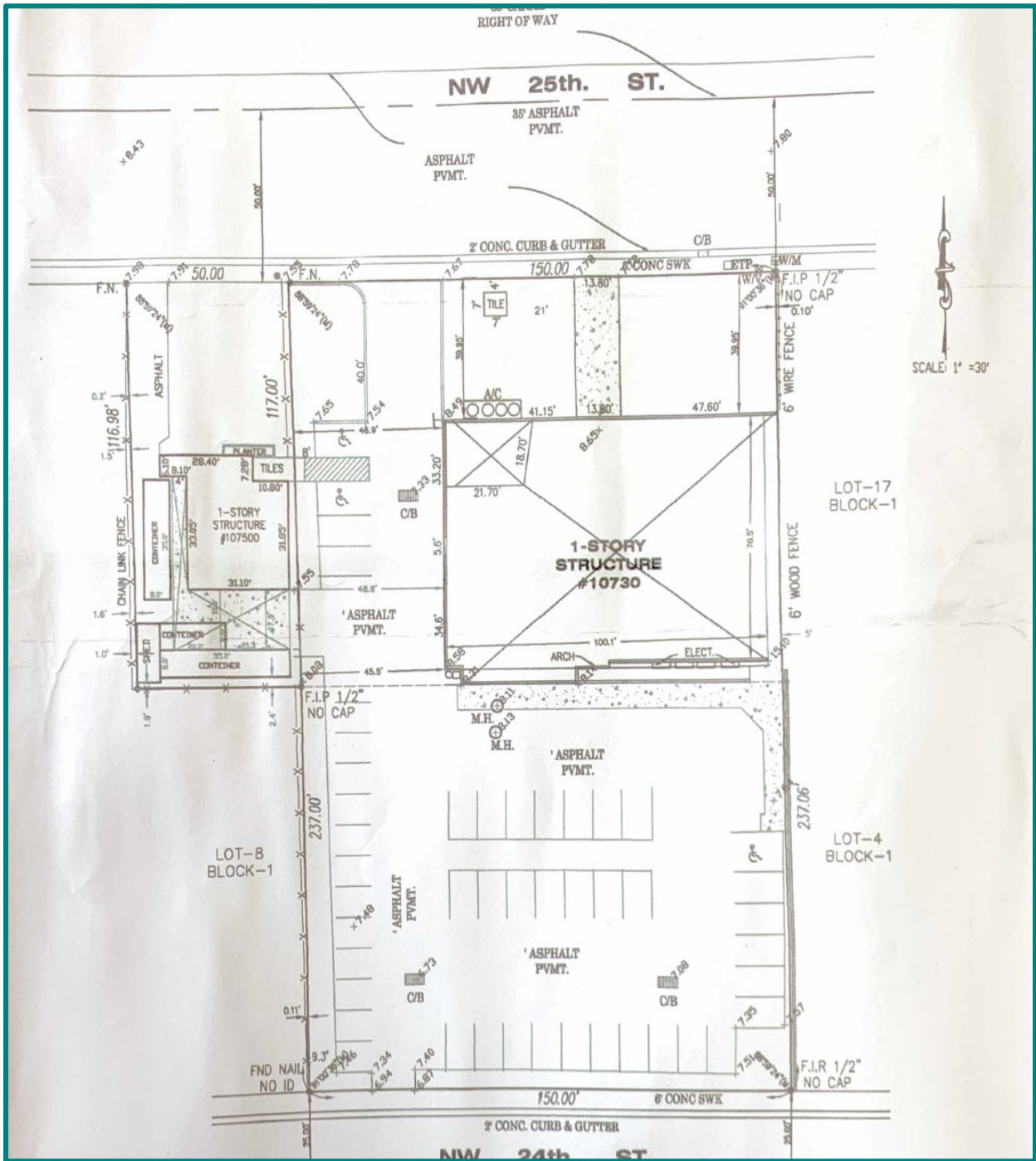


**Lee D. Katsikos, P.A.**  
Phone: (386) 290-5523  
**Jack Katsikos**  
Phone: (786) 365-2909

8669 NW 36 Street, Suite 315, Miami, FL. 33166

*Note: This offering subject to errors, omissions, prior sale or withdrawal*

# SURVEY



# AERIAL VIEW



Offered Exclusively By:



**THE KATSIKOS**  
GROUP, INC.  
LICENSED REAL ESTATE BROKER

**Lee D. Katsikos, P.A**

386-290-5523

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