

PRIME INVESTMENT OPPORTUNITY

# FOR SALE

## 826+/- SQ. FT. OFFICE CONDO

### GALLOWAY PROFESSIONAL CENTER



**8600 SW 92ND STREET, UNIT A-106 • MIAMI, FL 33156-7377**

- 826+/- Total Sq. Ft. Located in Highly Sought-After Galloway Professional Center
- Functional and efficient layout currently set up as a Clinical Psychologist/Clinical Social Worker Office.
- Features Two (2) Executive Offices, testing room with ample storage area, small kitchenette, waiting area/reception, private restroom, Individual HVAC inside unit, Sound-proof Walls and Private Exit Door that leads to building common area
- Ideal for Owner/User, medical, wellness, legal or professional services
- Offers Ample Unassigned Parking plus Valet for staff and clients
- 2024 Real Estate Taxes \$4,713.24 / Association Dues \$828.38 P/Month
- Strategic Location Near Baptist Hospital
- The Metrorail and Dadeland Mall are also less than ten minutes away, making it an ideal location for businesses seeking proximity to key amenities and transit options.
- Offering convenient easy access to major transportation routes, Kendall Drive (SW 88th Street), Galloway (SW 87th Ave.), The Palmetto Expressway (SR 826), and US-1.



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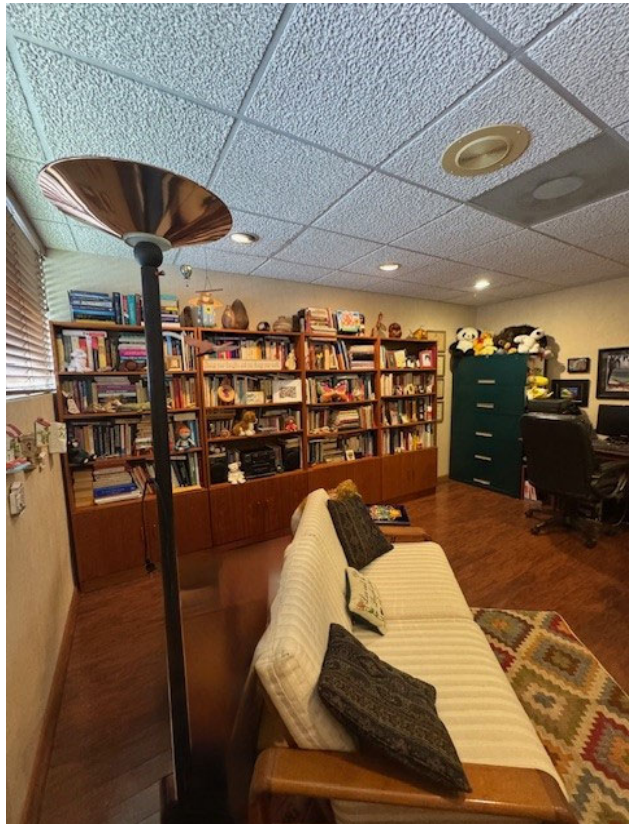
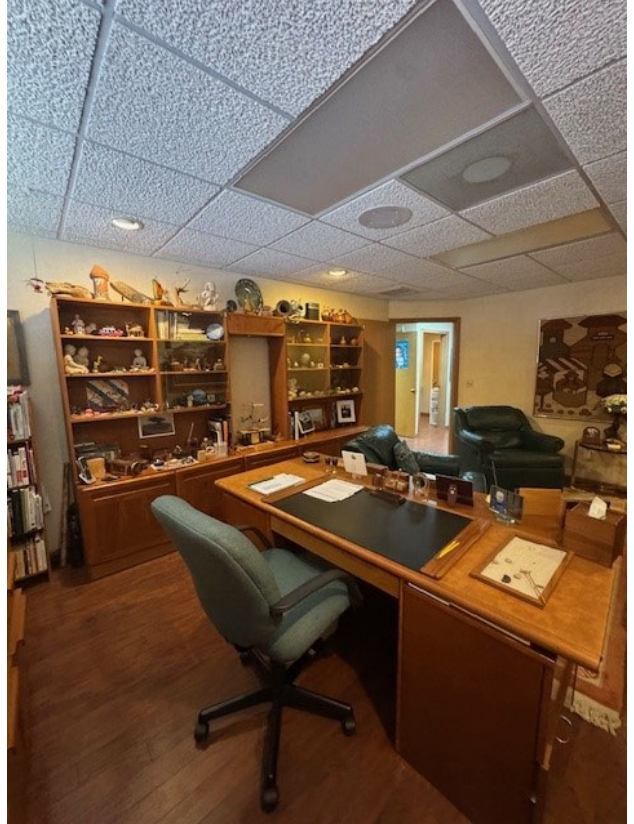
**THE KATSIKOS**  
GROUP, INC.  
LICENSED REAL ESTATE BROKER

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# Executive Offices



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# Reception/Waiting Area and Testing Room Area



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# Kitchenette/Private Restroom/Interior Hallway Area



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