



INVESTMENTS REALTY

INDUSTRIAL WAREHOUSE

DORAL, FL | MIAMI AIRPORT WEST SUBMARKET

7865-7877 NW 56th St, Doral FL 33166

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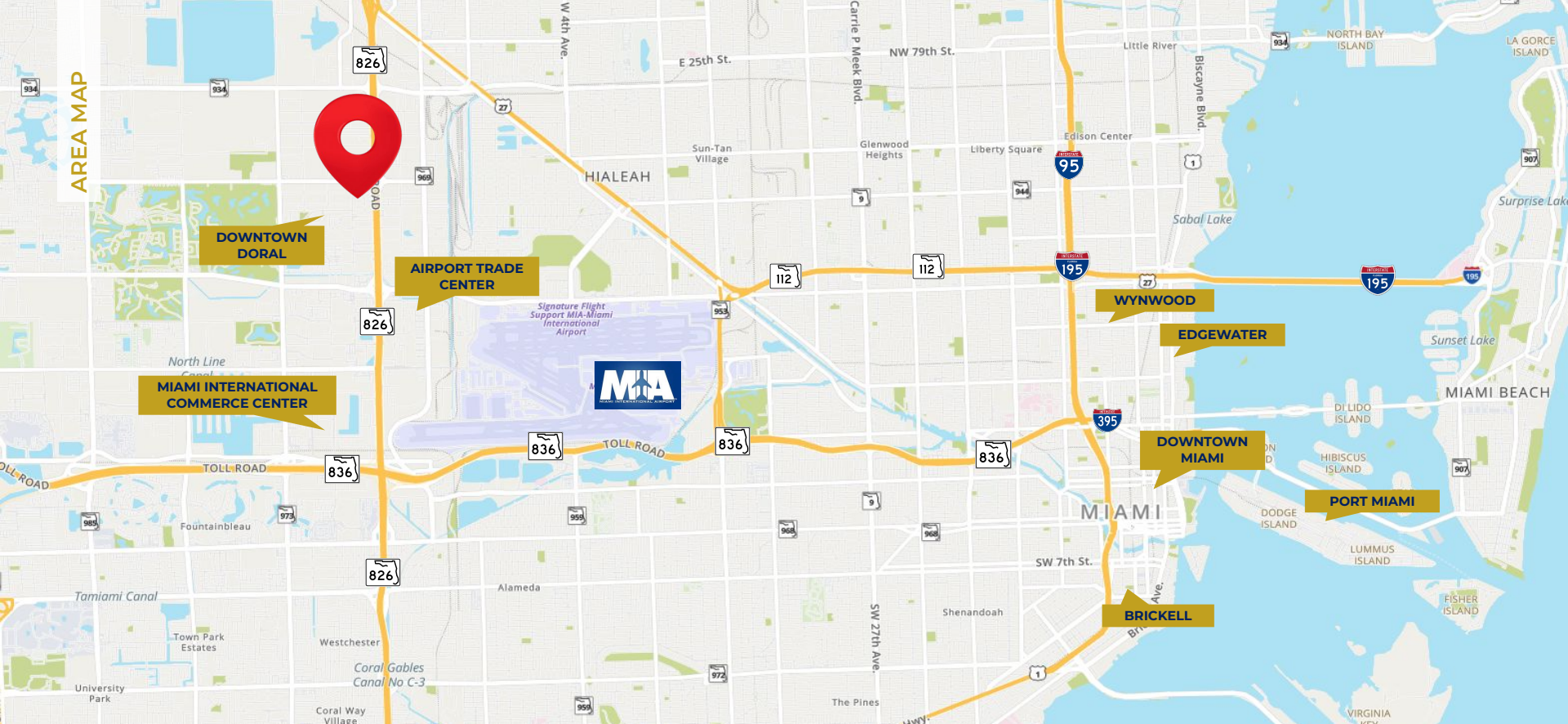




INVESTMENT SUMMARY

Folio:	35-3022-001-0440
Existing Building:	8,168 SF*
Lot size:	13,975 SF*
Units:	4
Drive-ins Bay:	4
Standard Parking Spaces:	10
Year Built:	1975
Zoning:	I
PRICE:	\$2,975,000

* According to Property Appraiser - Miami-Dade County



AREA MAP

DOWNTOWN DORAL

AIRPORT TRADE CENTER

MIAMI INTERNATIONAL COMMERCE CENTER

WYNWOOD

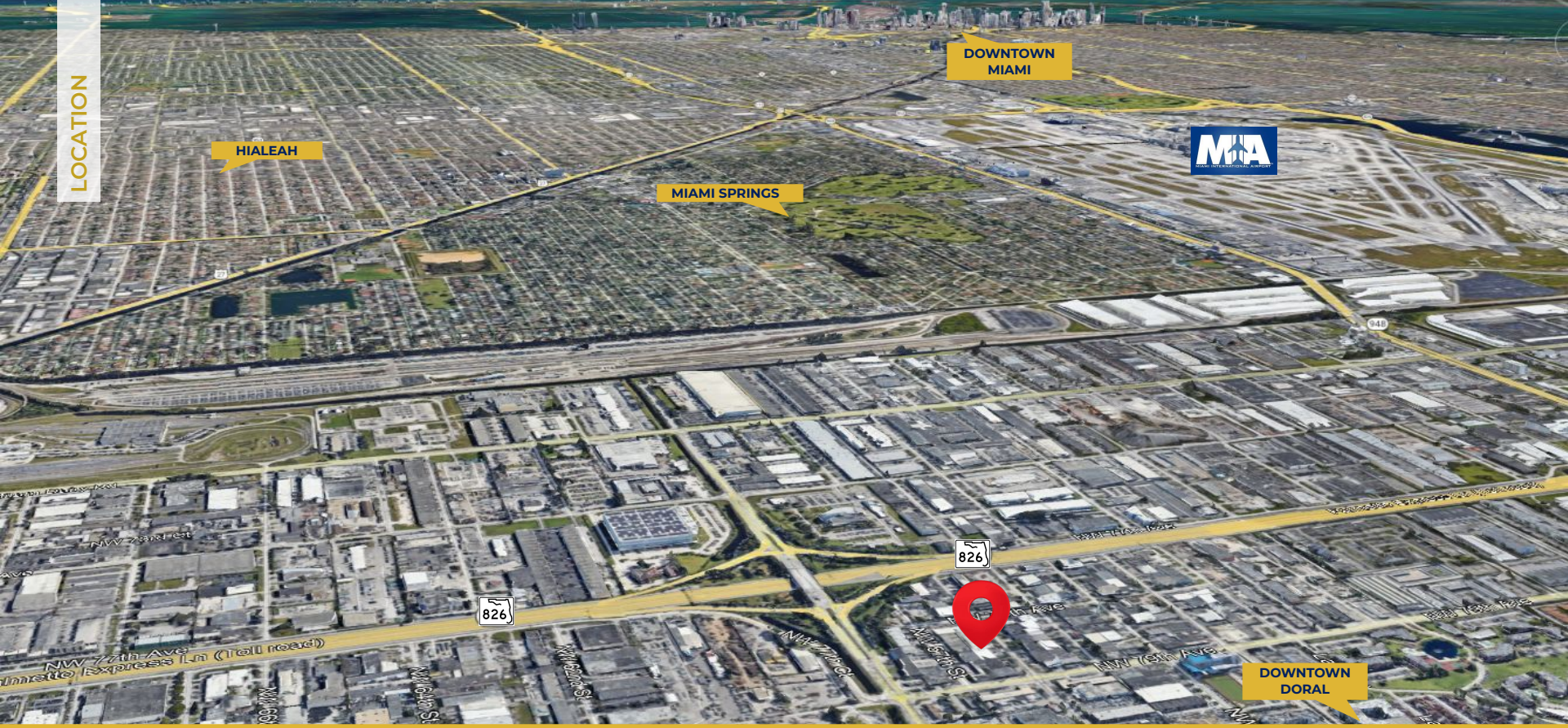
EDGEWATER

DOWNTOWN MIAMI

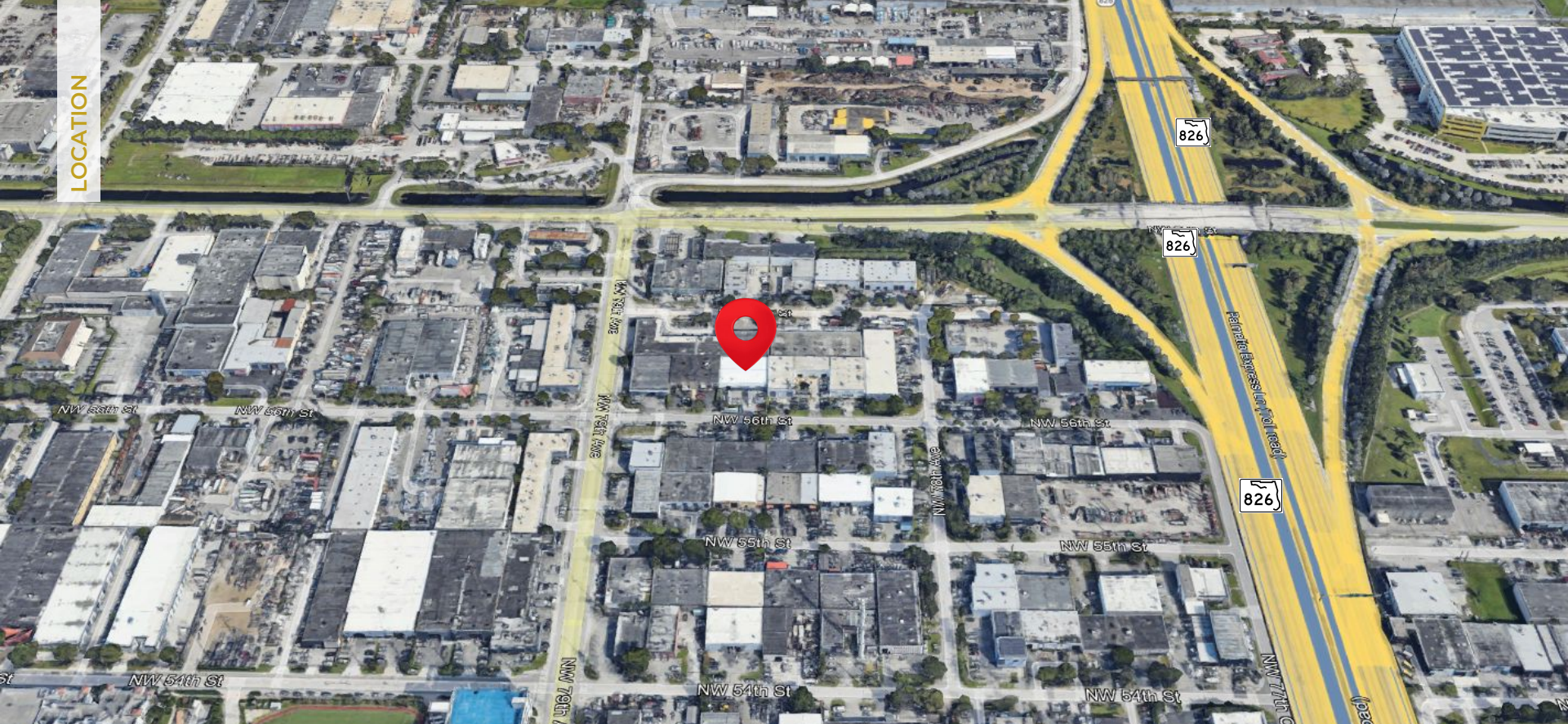
PORT MIAMI

BRICKELL

LOCATION



LOCATION

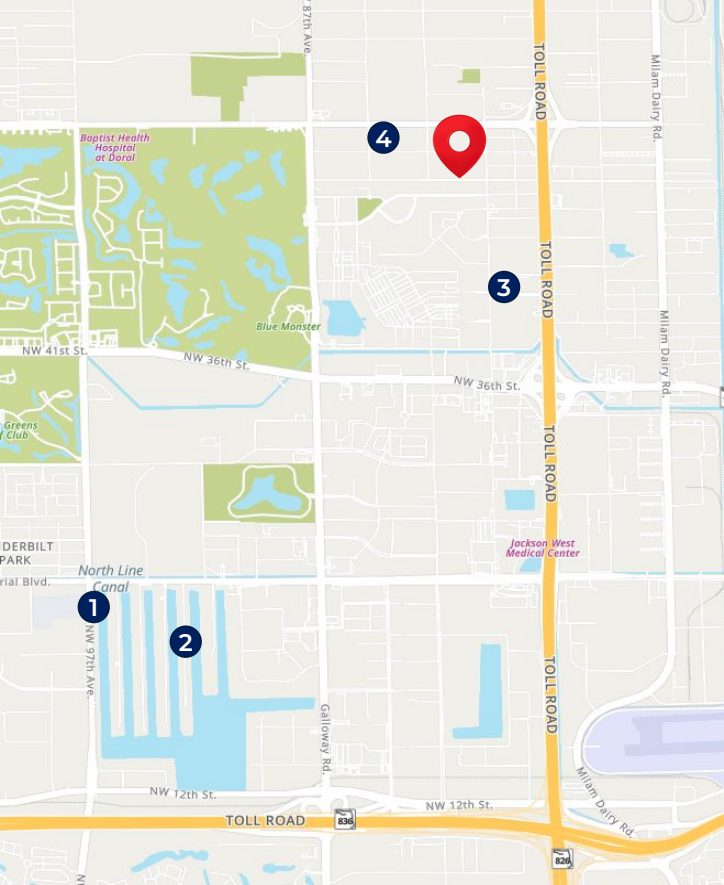


LOCATION



EXTERIOR





SALE COMPARABLES

Property	Price	Bldg SF	Price/SF	Land	Close
(1) 2315 NW 97th Ave	\$3,000,000	8,340	\$359.71	22,651	11/16/2023
(2) 1905 NW 93rd Ave	\$3,000,000	9,425	\$318.30	21,780	11/30/2023
(3) 7872 NW 46th St	\$3,630,000	9,600	\$378.13	21,780	3/28/2024
(4) 8375 NW 56th St	\$8,875,000	21,334	\$416.00	79,279	8/3/2024
AVERAGE			\$368.03		
SUBJECT	\$3,006,110	8,168			

2315 NW 97th Ave



2315 NW 97th Ave, Lago Industrial Pb, Doral, FL 33172

Sale Price: \$3,000,000

Lot Size: 22,651 SF

Year Built: 2005

Building: 8,340 SF

Price PSF: \$359.71

Tenancy: Multi

Submarket: Miami Airport W

Closed: 11/16/2023

Zoning: I

1905 NW 93rd Ave



1905 NW 93rd Ave, Air Port Lake Park, Miami, FL 33172

Sale Price: \$3,000,000

Lot Size: 21,780 SF

Year Built: 1989

Building: 9,425 SF

Price PSF: \$318.30

Tenancy: Multi

Submarket: Miami Airport W

Closed: 11/30/2023

Zoning: IU-C

7872 NW 46th St



7872 NW 46th St, Doral, FL 33166

Sale Price: \$3,630,000

Lot Size: 21,780 SF

Year Built: 2001

Building: 9,600 SF

Price PSF: \$378.13

Tenancy: -

Submarket: Miami Airport W

Closed: 3/28/2024

Zoning: 7300

8375 NW 56th St



8375 NW 56th St, Miami, FL 33166

Sale Price: \$8,875,000

Building: 21,334 SF

Submarket: Miami Airport W

Lot Size: 79,279 SF

Price PSF: \$416.00

Closed: 8/3/2024

Year Built: 1978

Tenancy: Multi

Zoning: IU-2

— EST^D 1995 —

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