



MIDTOWN REALTY INTERNATIONAL, INC.

11550 SW 72 Street; Miami, Florida 33173

(305) 253-5600

(305) 255-0000

Fax: (305) 253-2967



Strip Center with Land for Sale

ADDRESS: 4195 NW 167 St., Miami Gardens, FL 33055
Great Location. High Traffic Area.
Residential and Commercial Population.

PRICE: \$4,000,000.00 (All Cash at Closing)

LOT SIZE: 82,328 sqft. approx. (1.89 acres) Lots of room to build
Zoning is Commercial 6500

BLDG SIZE: 9,648 sqft. approx. *NEW ROOF 2022*

Current Tenants:

Convenience Store	\$ 3,500.00 <i>monthly</i>
Tire Store	\$ 3,000.00 <i>monthly</i>
Hardware Store	\$ 3,000.00 <i>monthly</i>
Church	\$ 1,500.00 <i>monthly</i>
Truck Parking	<u>\$ 3,000.00 <i>monthly</i></u>
	\$14,000.00 <i>monthly</i>

Total Yearly Income **\$168,000.00**

Expenses:

Property Tax	\$20,000.00 <i>year (2022)</i>
Lawn Service	\$ 1,800.00 <i>yearly</i>
Insurance	<u>\$ 4,300.00 <i>yearly</i></u>

Total Yearly Expenses \$ 26,100.00 *yearly* - **\$ 26,100.00**

Net Yearly Income **\$141,900.00**

AL 4195a

For more information contact "The Gasoline Station Specialist"®
Alex Hernandez, Realtor-Associate 305-253-5600- Office, 305-282-1837 –Cellular
www.BuyGasStations.com

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