



FOR SALE AND FOR LEASE

\$3,999,000 - \$24,000/MONTH

INDUSTRIAL WAREHOUSE

1060 NORTHWEST 22 STREET | MIAMI

 **Douglas Elliman** EST. 1911
REAL ESTATE

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WHAT TO KNOW:

Industrial Warehouse located in the heart of Allapattah. Great opportunity to own in one of the fastest growing areas of the City. Floor plan equals 14,455 SF on the main level plus a basement with approximately an extra 14,000 SF. This warehouse includes 4 docks, with +/- 16-Foot ceilings and plenty of parking space for 30+ vehicles. The property lot extends to 25,348 Sq. Ft. Easy access to Wynwood, Design District, Miami River, Jackson Medical, Downtown Miami, Port Of Miami, Beaches, MIA Airport, and all Highways.

LISTING FEATURES:

- Price: \$3,999,000 or \$24,000/month
- Lot size 25,328 SF
- Commercial-Industrial
- 4 loading docks
- 16-foot ceilings
- Centrally Located

PROPERTY DETAILS

ADDRESS: 1060 NORTHWEST 22ND STREET, MIAMI, FLORIDA

ASKING PRICE: \$3,999,000 OR \$24,000 MONTHLY

FIXED EXPENSES

PROPERTY TAXES (YEARLY) \$59,985

WATER (YEARLY) \$1,400

PROPERTY INSURANCE (YEARLY) \$8,000

LANDSCAPING \$0

FPL \$8,400

TOTAL (YEARLY) \$77,785

TENANT DETAILS (PROFORMA)

SINGLE TENANT MONTHLY RENT \$24,000

OPERATING INCOME (PROFORMA)

INCOME (YEARLY) \$288,000

TOTAL EXPENSES \$77,785

NET OPERATING INCOME \$210,215

CAP RATE BASED AT \$3,999,000 5.26%

PRESENT INFORMATION WAS PROVIDED BY THE OWNER TO THE BEST OF HIS KNOWLEDGE, AND ALL THE AMOUNTS ARE APPROXIMATE AND NOT EXACT. FOR MORE DETAILS PLEASE CONTACT LISTING AGENTS: FILIPPO INCORVAIA P.A



FILIPPO INCORVAIA P.A.

Realtor Associate

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