

JUST LISTED



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\$6,500,000

UNIFIRST PROFESSIONAL BUILDING

8353 SW 124th St Miami, FL 33156

Highlights

- Strategic Location On US 1
- Adjacent to Pinecrest
- Ample On-Site Parking
- Ideally Suited For Small Businesses Strong Tenant Demand

Type	Medical Office
Units	24
Lot Size	26,571 SF
Rentable Building Area	20,209 SF

Marcus & Millichap is proud to present for sale UniFirst Professional Building; located at 8353 SW 124th St Miami, FL 33156. This property offers investors a rare opportunity to acquire a reliable, income producing office asset for a strategic base of operations, this property is a versatile and profitable investment with an established tenant base and strong appreciation potential.

The UniFirst Professional Building is situated just north of the intersection of South Dixie Highway (US1) and SW 124th Street. The property is home to approximately 24 professional offices. Over 80% of the building's tenant base consists of medical professionals, making this an ideal opportunity for those looking to attract or cater to healthcare providers.

The UniFirst Professional Building offers an unparalleled opportunity for both investors and owner-users. With a prime location in the Kendall submarket, a high occupancy rate, and a tenant base predominantly in the medical field, this property provides immediate income with long-term stability.

The UniFirst Professional Building stands out as a premium opportunity in South Florida's competitive real estate market.

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