



Remarks

Prime Mixed-Use Building with Versatile Spaces - Perfect for Business & Investment: Don't miss out on this incredible opportunity to own a mixed-use building in a highly sought-after location, just half a block off Hylan Blvd. Offering a total of 4,330 square feet of flexible space, this property is ideal for entrepreneurs, investors, or those looking to generate multiple streams of income.

2,400 sq ft of Warehouse Space: Ample room for storage or distribution. The 16' high ceilings and wide-open layout offer versatile options for a variety of businesses. **1072 sq ft of Retail Space:** Prime storefront for a retail business, benefiting from high visibility and foot traffic, just steps from Hylan Blvd. **858 sq ft of Office or Apartment Space:** Whether you need office space for your business or additional rental income from an apartment, this area provides great potential.

This mixed-use property offers the perfect blend of convenience, exposure, and flexibility. Whether you're looking to run your own business, lease the space to tenants, or both, the possibilities are endless. Don't miss your chance to secure this unique property in a bustling area.

Details

PROJECTED INCOME

WAREHOUSE	\$3,750
STOREFRONT	\$2,750
OFFICE	\$2,000
GROSS MONTHLY	\$8,500
GROSS ANNUALLY	\$102,000

EXPENSES

TAXES	\$17,109
INSURANCE	\$3,000
WATER/SEWER	\$1,800
UTILITIES	\$500
TOTAL EXPENSES	\$22,409

- Area** • Midland Beach
- Zoning** • R3-1
- Style** • Nonconforming
- Year Built** • 1930
- Lot Size SQ FT** 4,948
- Lot Dimensions** 40 x 127
- Building SQ FT** 4,475
- Building Dimensions** 40 x 60, 19 x 55

PROJECTED CAP RATE

\$79,591	6.1 CAP
----------	---------

NET RENT:

\$79,591