

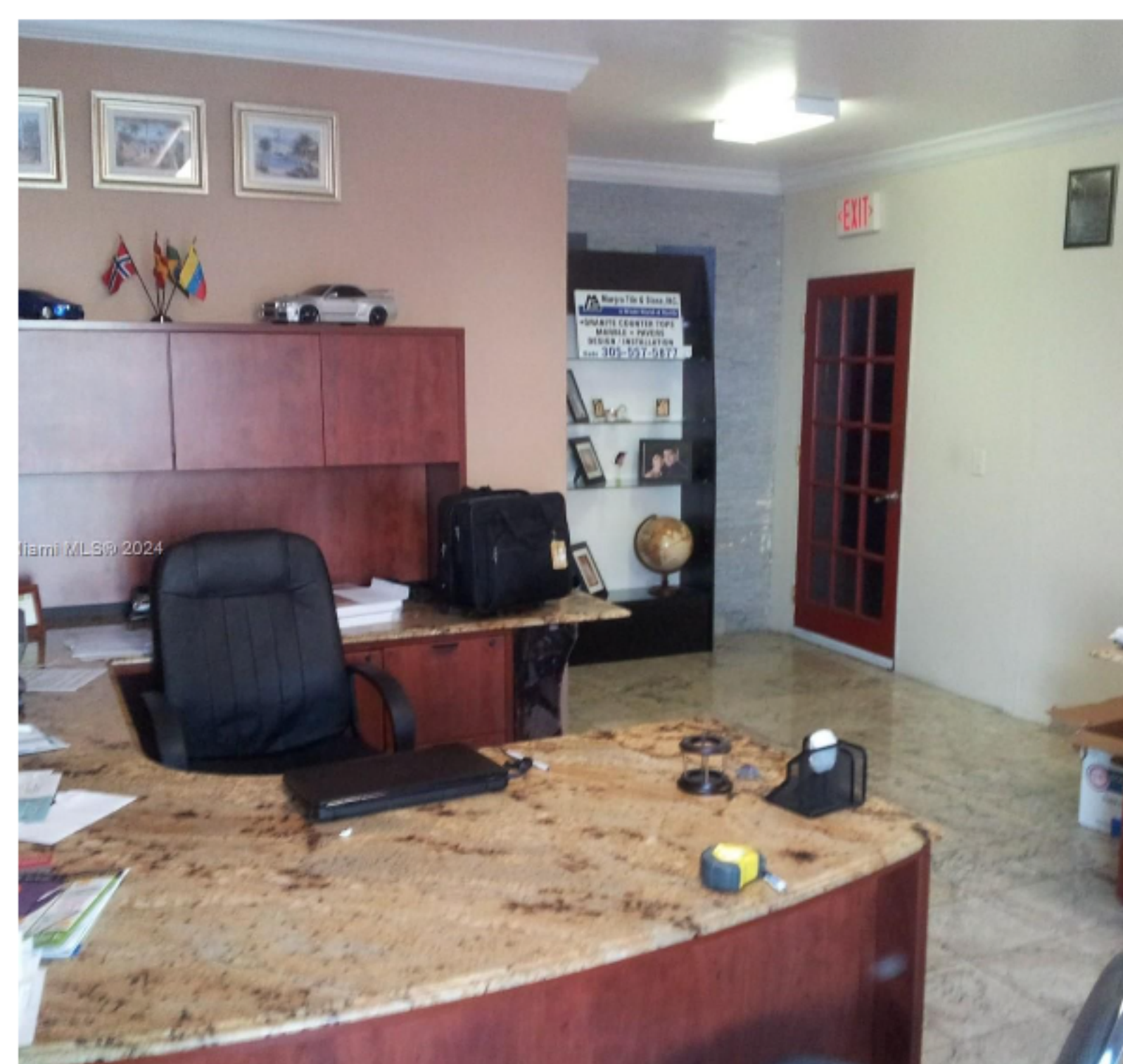
3130 W 84TH ST UNIT 9-B, HIALEAH, FL 33018
2,843 SQ. FT LOT

OFFERED AT
\$1,020,000



ABOUT THIS PROPERTY

Prime Industrial Warehouse in Hialeah/Miami markets Strategically located in the I-75 Commerce Park, this corner light manufacturing/distribution unit offers unparalleled and exceptional connectivity just 1 mile from the 826 Expressway and 3 miles from the Turnpike providing seamless access to Miami ports and airports. This unit is ideal for distribution/storage needs. Features include a 12-foot rolling electrical, door, 19-foot-high concrete ceilings, gated industrial park, window shutters, office and a half bath. Office comes with a great desk, Property is currently leased. Investors can receive cash flow from day one.



2,843
SQ. FT. LOT

2002
BUILT IN



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AVANTI WAY

55 Weston Road, Suite 403, Weston, FL 33326



AREA REPORT

VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within 1 mile.

- MEDICAL < 0.1 MI
- GYM 0.1 MI
- ATM 0.2 MI
- GROCERIES 0.2 MI
- PHARMACY 0.2 MI
- GAS 0.3 MI
- COFFEE 0.4 MI
- CLEANERS 0.6 MI
- MOVIE THEATER 2.6 MI



SCHOOL REPORT

SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also 67 private schools and 17 charter schools within 5 miles.

- 9 RATING**
PK-5 ERNEST R. GRAHAM K-8 ACADEMY ASSIGNED
- 8 RATING**
6-8 HIALEAH GARDENS MIDDLE SCHOOL ASSIGNED
- 8 RATING**
9-12 HIALEAH GARDENS SENIOR HIGH SCHOOL ASSIGNED



OUTDOOR REPORT

THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- PARK WEST ENTERTAINMENT (2.1 MILES)
- GOLF COURSE COUNTRY CLUB OF MIAMI (3.7 MILES)
- DOG PARK MIAMI SPRINGS DOG PARK (5.9 MILES)



FOOD REPORT

NEIGHBORHOOD EATS

This home is located near 96 moderately priced restaurants and has an **average** variety of cuisines.

BY CATEGORY

FAST FOOD	23	ASIAN	6
INTERNATIONAL	18	CHINESE	4
PIZZA	15	CAFES, COFFEE AND TEA	3
AMERICAN	10	SEAFOOD	3
MEXICAN	8	OTHER	10

