



Sorne and Michael Flick

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ADDRESS: 4709 SW 72nd Avenue, Miami, Florida 33155

FOLIO: 30-4023-062-0050 (Building Permit: 2016044944)

SUB-DIVISION: South Miami Business Center Condo 2

Square Footage: 4,164 sq. ft.

Usage: Office/Warehouse Condo

Price: \$1,129,000

Year Built: 1985

Renovated: 2019

Property Sub-type: Office/Warehouse/Flex Space

(5) Parking Spaces: 15, 16, 17 front / 29, 30 back

Sale Type: Owner/User

Finished office space

2 New ADA-compliant Restrooms

1 Freight Elevator

2 Staircases

Second Floor Live Load: 125 lbs per sq. ft.

Condo Association: \$498 monthly

Taxes: \$7,744.88 (2018)

Description: Fully air-conditioned 2-Story office/warehouse condominium, 2.1 miles west of the University of Miami, between Miller and Bird Roads on SW 72nd Avenue. Access to Palmetto Highway (826) on Miller Road (56 Street) and Bird Road (40th Street) 1 mile. Only 5.2 miles from Miami International Airport. Ground floor finished office space with oak floors, California Shutters and restroom, and warehouse space with restroom and grade-level loading dock & freight elevator. Second floor open office/warehouse space. Combination of LED, halogen (track-lighting), Highbay Metal Halide & fluorescent lighting. Renovated 2019. Five parking spaces.