

Freestanding Medical Building on Bird Road.

For Sale | \$2,500,000



SYNERGY REALTY ADVISORS

42 NW 27TH AVE #402, MIAMI, FL 33125

786.536.7287

9601 SW 40TH ST, MIAMI FL - 33165

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Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Synergy Realty Advisors in compliance with all applicable fair housing and equal opportunity laws.

Andros Sarduy

305.297.3557

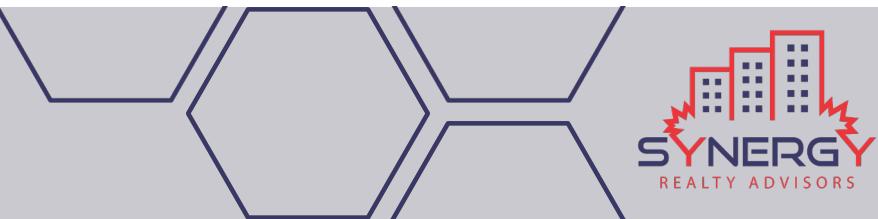
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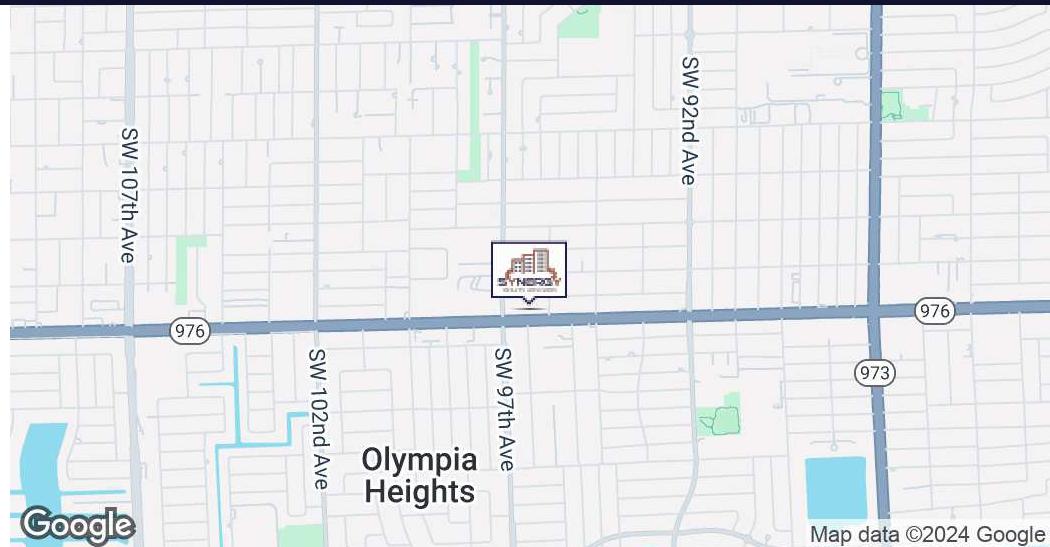




PROPERTY INFORMATION

Section 1

9601 SW 40TH ST, MIAMI FL - 33165



OFFERING SUMMARY

Sale Price:	\$2,500,000
Building Size:	2,560 SF
Lot Size:	10,875 SF
Price / SF:	\$976.56
Year Built:	1959
Zoning:	BRCUAD-Bird Road Corridor Urban Center Area District

PROPERTY OVERVIEW

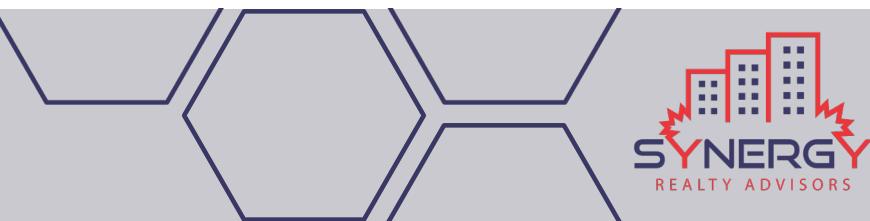
Call for Offers Due: April 4th

Synergy Realty Advisors proudly presents 9601 SW 40th St, a 2,560 SF freestanding medical office located in the heart of Miami's high-traffic Bird Road corridor. Positioned on a 10,875 SF lot with 10 dedicated parking spaces and 8 additional rented spaces, this well-maintained building is currently configured with three exam rooms, a large wellness area, optical and optometry rooms, a kitchen, storage area, and two restrooms. Zoned BRCUAD, the property supports a wide range of commercial uses, making it ideal for owner-users or investors looking for a high-exposure, adaptable space in a growing medical corridor. Don't miss this unique opportunity to secure a prime asset in one of Miami's most desirable medical and commercial hubs. Call for offers due by April 4th.

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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

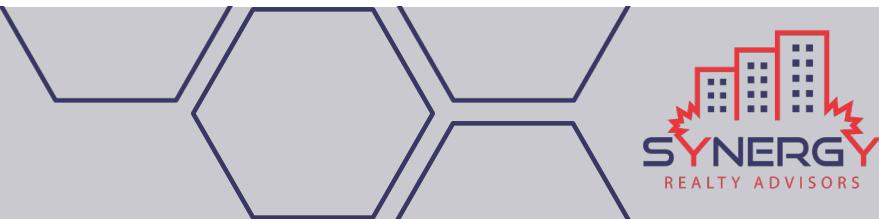
Explore the prime location of the 9601 SW 40th St property in the heart of Miami, FL. This vibrant area offers easy access to Dadeland Mall and the historic charm of Coral Gables. With seamless connectivity and diverse attractions, it's an exceptional opportunity for an office/office building investment.

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PROPERTY HIGHLIGHTS

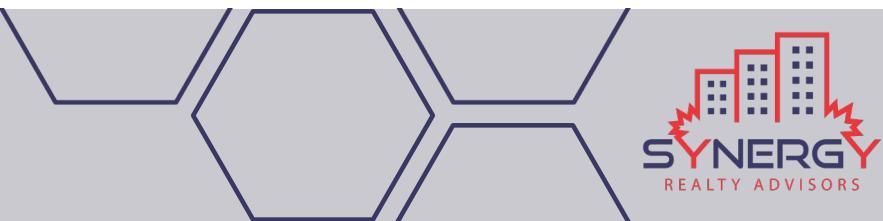
- 2,560 SF Freestanding Medical Office on Bird Road
- Lot Size: 10,875 SF
- 10 Dedicated Parking Spaces + 8 Rented Spaces from Neighbor
- Currently For Lease at \$40.00 NNN Per SF
- NNN Lease Structure – Tenant Covers All Operating Expenses
- Turnkey Buildout: 3 Exam Rooms, Optical Room, Optometry Area, Large Wellness Space
- Additional Features: Kitchen, Storage Area, 2 Restrooms
- Price per SF (Building): \$976.56
- Zoned BRCUAD – Suitable for Medical, Office, or Retail Use
- Excellent Accessibility to Coral Gables, Dadeland, and Major Miami Thoroughfares
- High Visibility with Strong Signage Exposure
- Traffic Counts: Approx. 48,500 AADT on Bird Road and 13,200 AADT on 97th Ave

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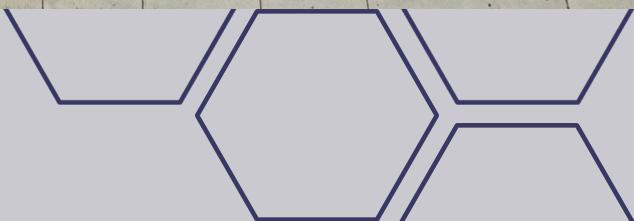
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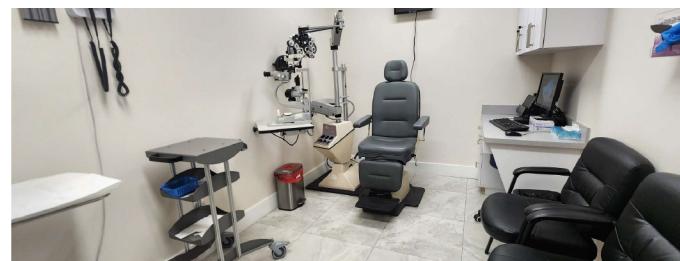
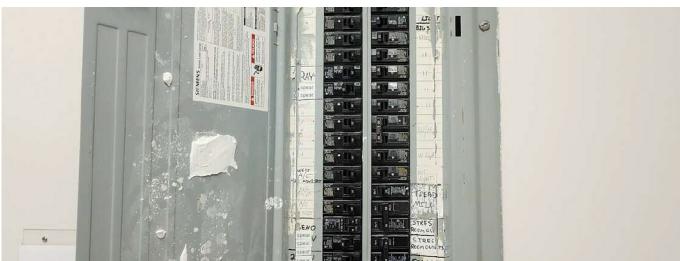
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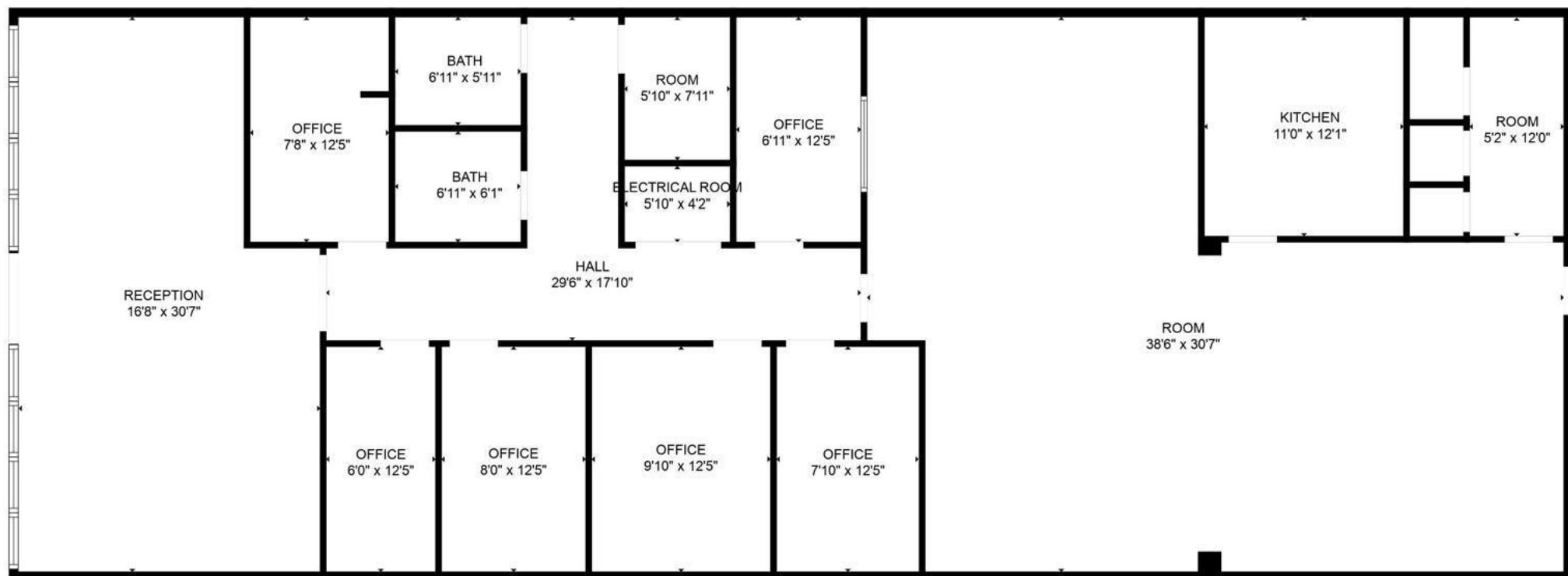


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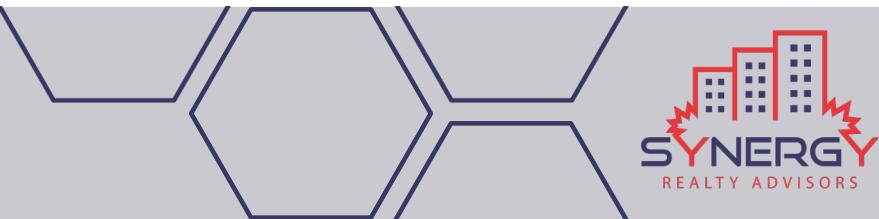


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LOCATION INFORMATION

Section 2

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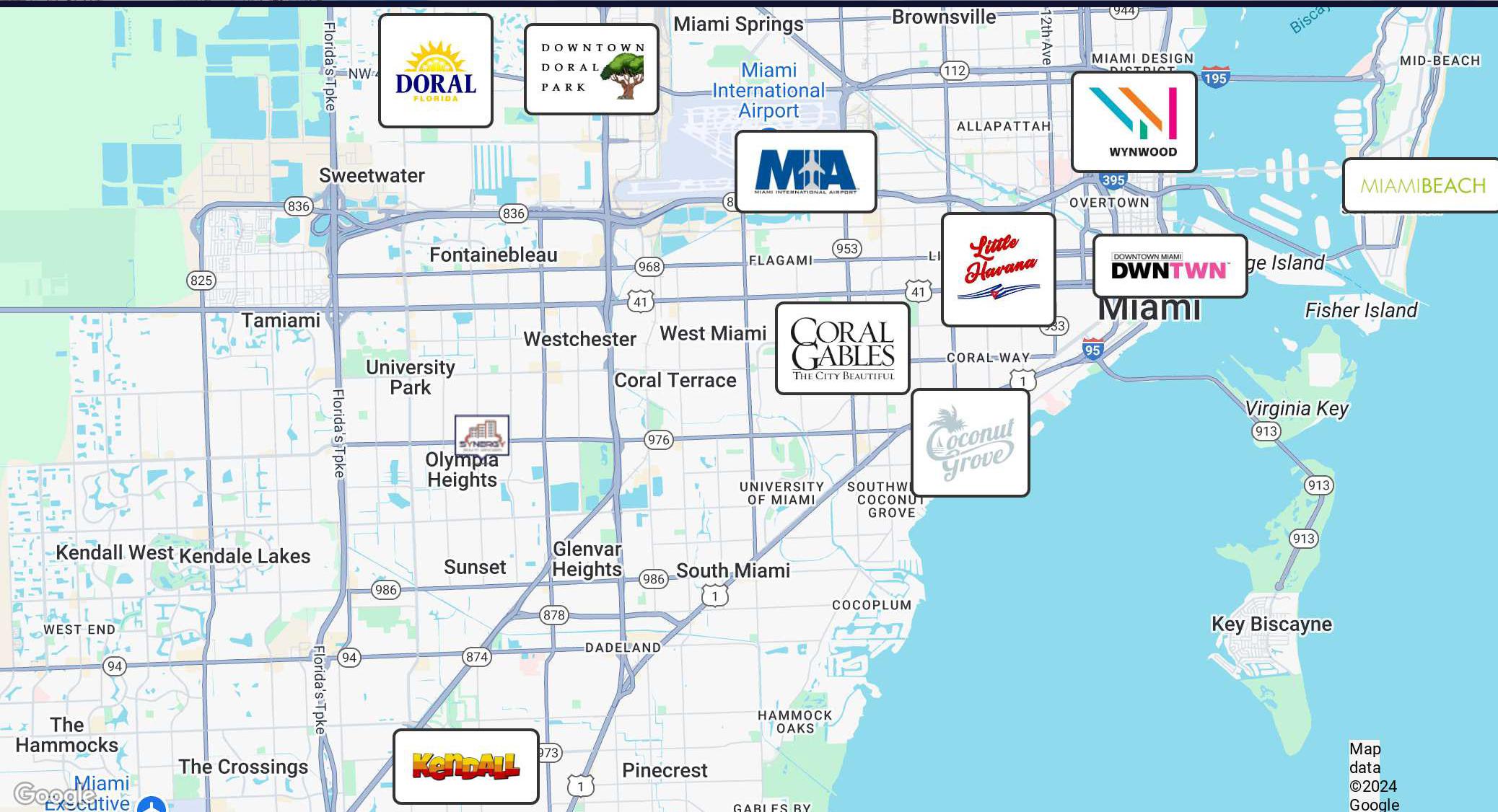
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FINANCIAL ANALYSIS

Section 3

9601 SW 40TH ST, MIAMI FL - 33165

INCOME SUMMARY

Annual Rent

GROSS INCOME \$83,200

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EXPENSES SUMMARY 9601 SW 40TH ST, MIAMI FL - 33165

OPERATING EXPENSES	\$0
Property taxes	TENANT
Garbage	TENANT
Water	TENANT
TOTAL YEARLY EXPENSES	\$0
NET OPERATING INCOME	
CAP RATE	

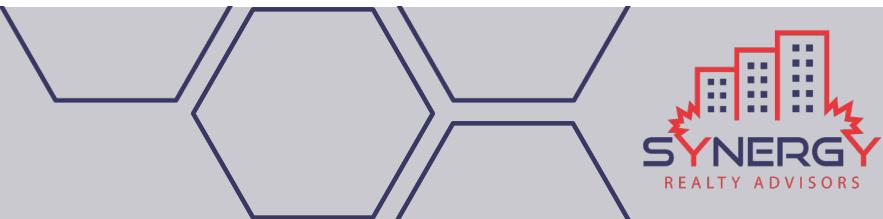
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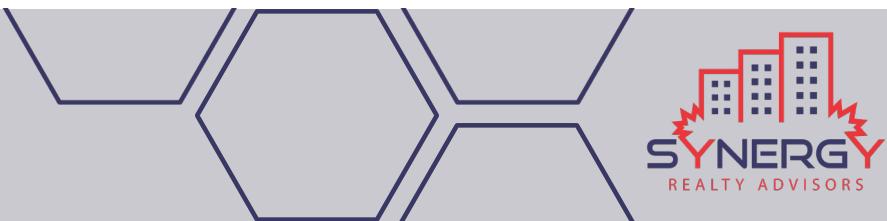
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SUITE	TENANT NAME	% OF BUILDING	MONTHLY RENT	LEASE START	LEASE END
1					
	TOTALS				
	TOTAL YEARLY INCOME				

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DEMOGRAPHICS

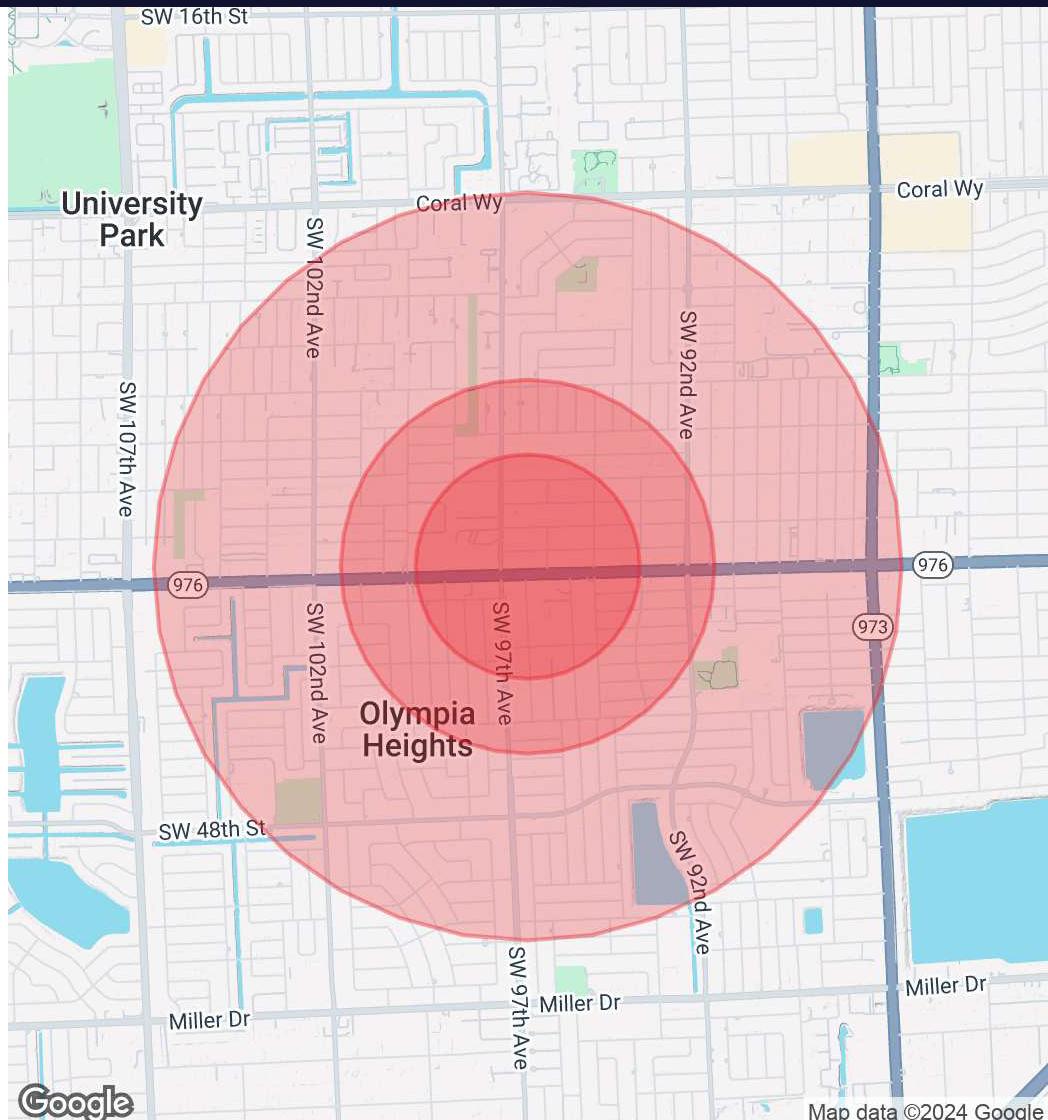
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,002	5,963	23,093
Average Age	46	46	47
Average Age (Male)	44	44	44
Average Age (Female)	48	48	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	633	1,875	7,482
# of Persons per HH	3.2	3.2	3.1
Average HH Income	\$86,021	\$90,041	\$95,784
Average House Value	\$461,780	\$460,518	\$489,933

Demographics data derived from AlphaMap



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ADVISOR BIOS

Section 5

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GIOVANNI VASQUEZ

President | Managing partner

gvasquez@synergyrealtymiami.com
Direct: 786.202.3303

PROFESSIONAL BACKGROUND

Giovanni Vasquez has 10 years of experience in the real-estate industry. He specializes in commercial and residential transactions throughout South Florida. He currently handles :

- Small to large multifamily properties
- Large and mid size multi-tenant office buildings
- Owner user office and retail properties
- Small to mid size shopping centers
- Industrial properties
- Various types of development land
- Business Development
- Marketing
- Agent Recruitment

EDUCATION

Mr. Vasquez graduated from Florida International University with a business management degree. He gained extensive experience in the fields of sales, marketing, business development, and design by working for behemoth corporations such as Televisa and Linkeo. These skills have allowed him to close multimillion dollar properties that have been headlined in major real estate articles.

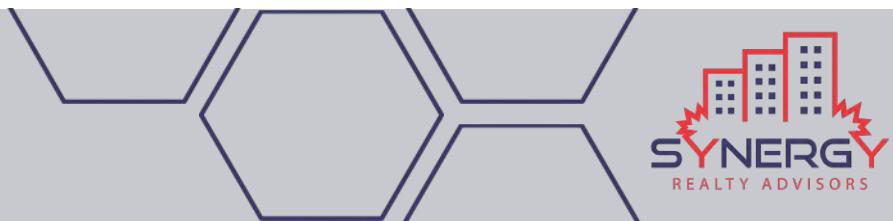
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**ANDROS SARDUY**asarduy@synergyrealtymiami.comDirect: **305.297.3557**

PROFESSIONAL BACKGROUND

Andros is a top producing listing agent with ten years of experience in commercial real estate and luxury sales. His portfolio of sales include:

- Sold the most concrete plants in South East Florida in the last ten years
- Small to large multifamily properties
- Large and mid size multi-tenant office buildings
- Owner user office and retail properties
- NNN retail assets
- Small to large size shopping centers
- Industrial properties & Businesses
- Various types of development land
- Waterfront homes and other luxury properties

EDUCATION

Andros has a degree in finance from Florida International University and has made a career out of closing complex transactions that require the repositioning of multi or single tenant buildings to achieve the highest price for his clients. An expert negotiator, Andros will often get creative to close difficult deals and get the job done.

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