

NNN Investment Opportunity In Coral Gables

4100 Salzedo St. #17 Coral Gables, FL 33146



For Sale,
Retail Space 1,147 SQ Ft
\$995,000
Monthly Maintenance: \$1,142
Included on the sale: 2 parking spaces
Fully leased NNN
5.07 % CAP Return 2026-2027
3 year lease +one 3 year option



Year	NOI	Year	Option	NOI
#1	\$48,976	25-26	Year #4	\$53,517
#2	\$50,446	26-27	Year #5	\$55,123
#3	\$51,959	27-28	Year #6	\$56,777

	Expenses	
	Monthly	Yearly
Condo Association	\$1,145.70	\$13,748.40
Insurance		\$ 3,583.76
Property Taxes		\$ 8,590.00
Total		\$25,992.16

Unit 17 at 4100 Salzedo Street in Coral Gables, Florida, is a commercial retail space located on the ground floor of a nine-story residential building constructed in 2008. The unit offers approximately 1,147 square feet of space.

The building is situated adjacent to new developments, including The Henry (120 units), Merrick Manor (227 units), and Belmont Village (232 units), enhancing its commercial potential.

Steps from the Shoppes od Merrick Park, The Collection, Tesla and Coral Gables High School.



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