

FOR SALE

16,920+/- Sq.Ft.

Office/Warehouse Flex Building



1950 NW 94 Avenue, Doral, Florida

- **Ideal Users:** Offices for Engineer, Construction Contractor, Medical Lab, Architect & Graphics Design Groups
- 8,384+/- sq.ft. first floor open area with street level loading door, can be converted to office or use for storage.
- 8,384+/- sq.ft. second floor offices
- Situated on a 42,500+/- sq.ft. lot with 41 on site parking spaces with an additional 6/12 off site adjacent to 94th
- 12+/- ceiling height on 1st and 2nd floors with 100% AC
- Zoned I-1, City of Doral
- Strategically located within close proximity to MIA & interstate Highways (SR 826, SR 836, & FL Turnpike)



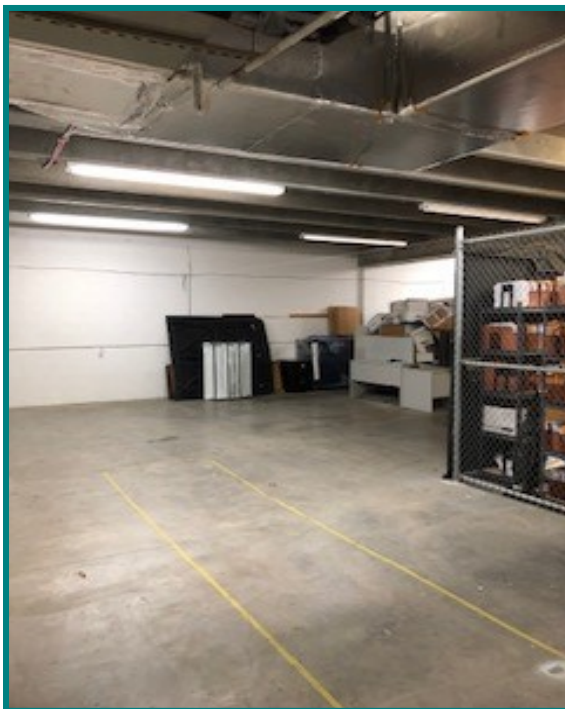
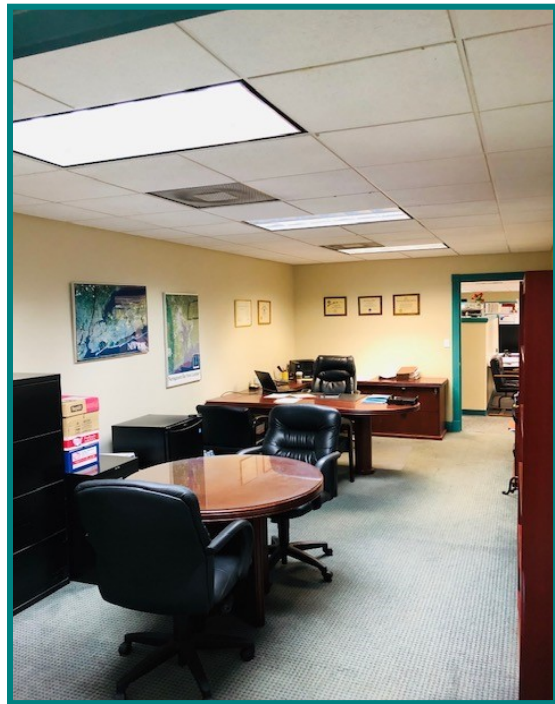
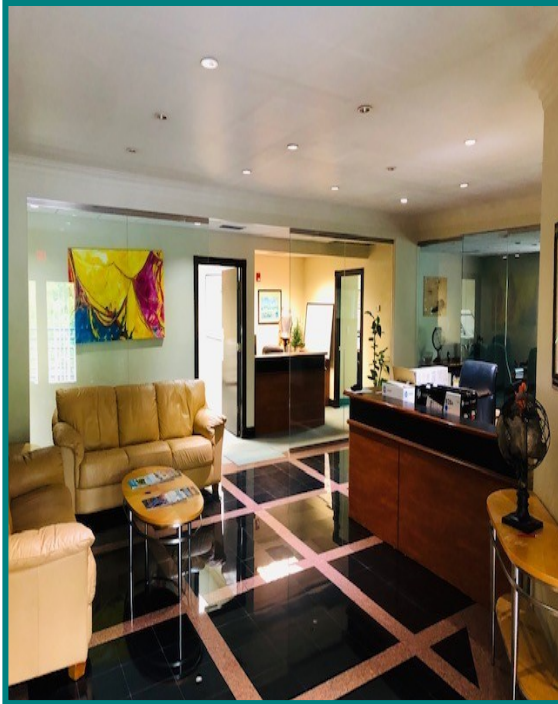
SALES PRICE: \$4,950,000



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Jack H. Katsikos
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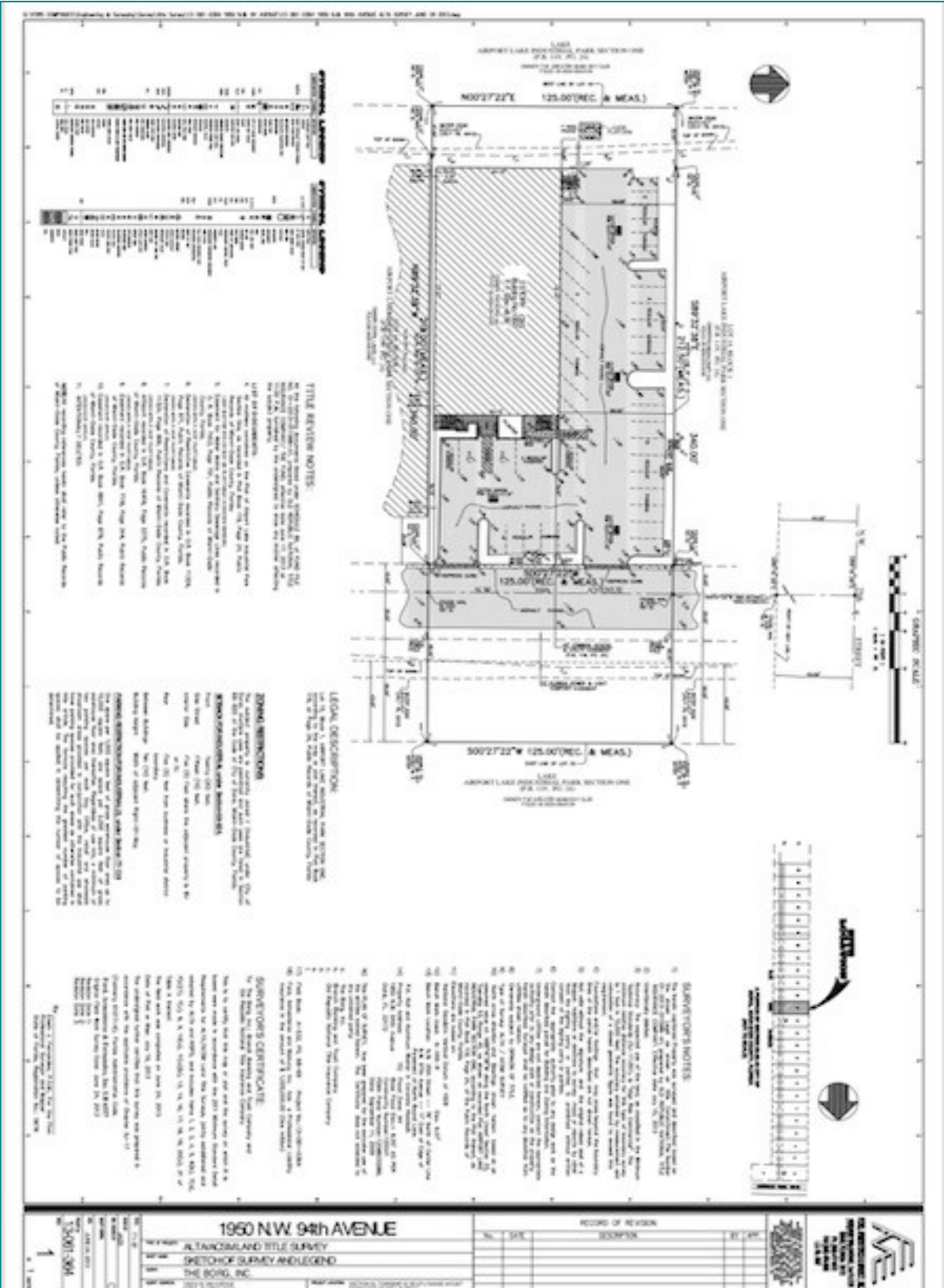
Note: This offering subject to errors, omissions, prior sale or withdrawal

INTERIOR VIEWS OF 1st & 2nd FLOORS

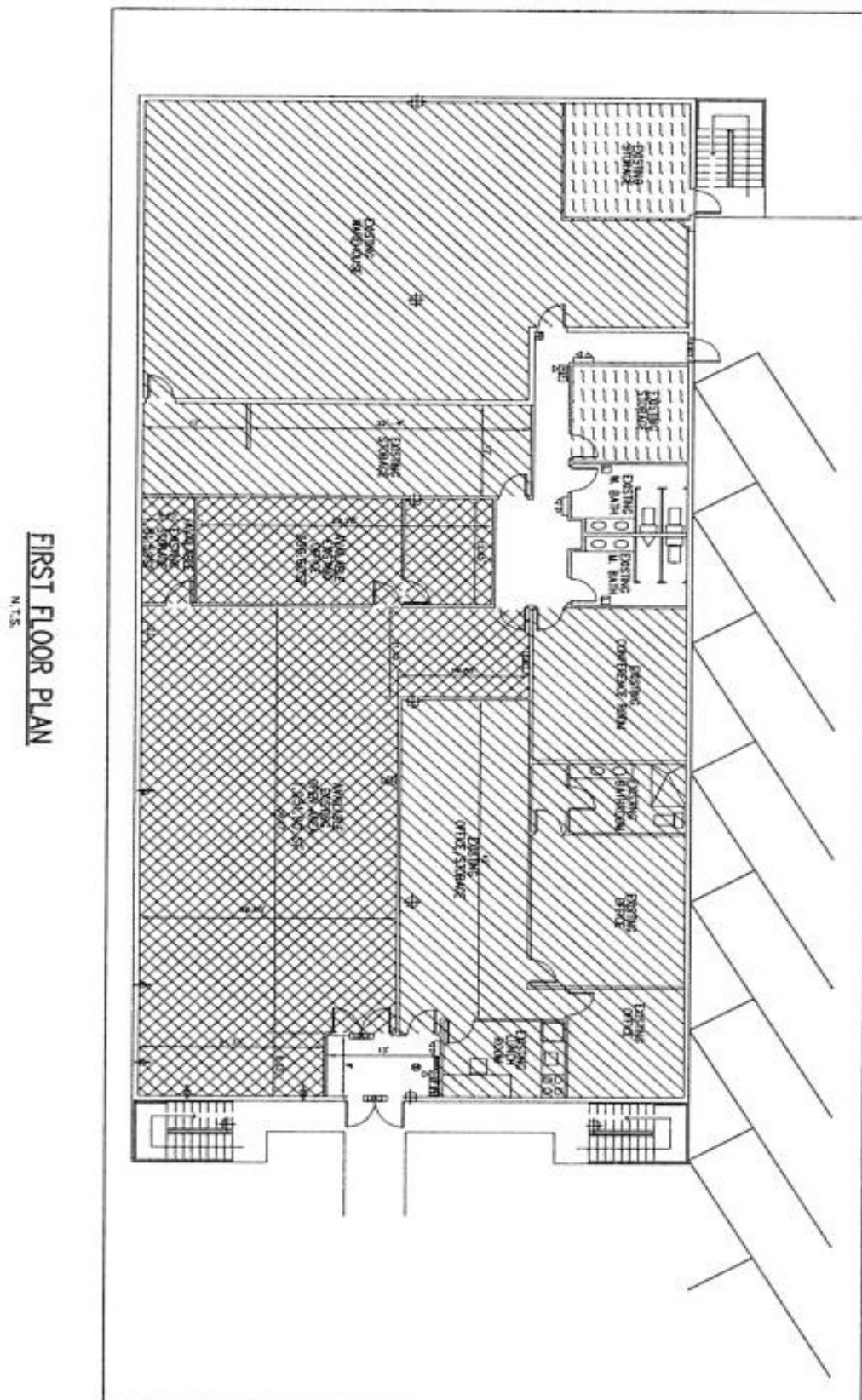


INTERIOR VIEWS OF 2nd FLOOR OFFICE



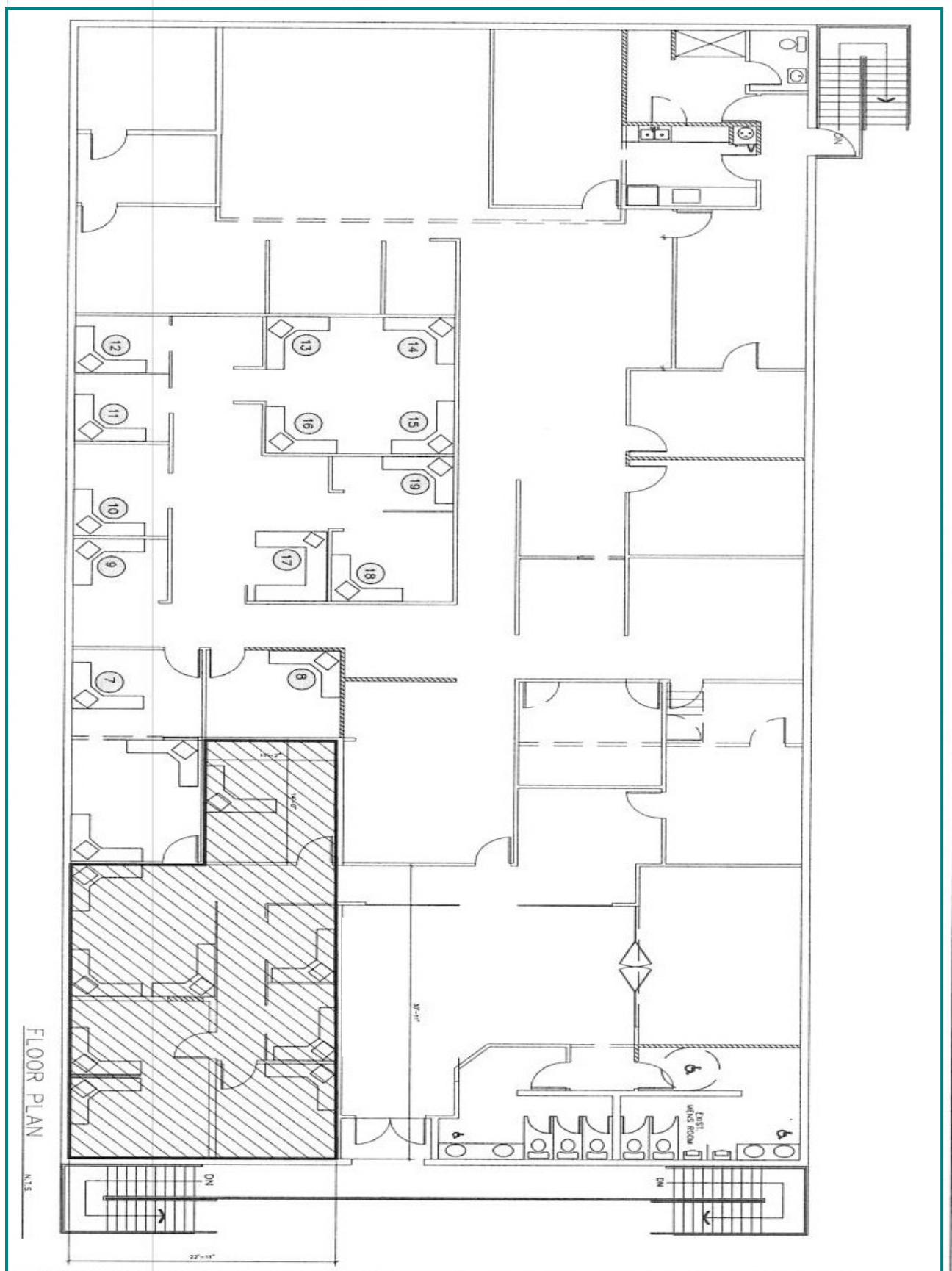


First Floor Plan



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Second Floor Plan



8669 NW 36th Street, Suite 315, Miami, FL. 33166

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AERIAL VIEW

