

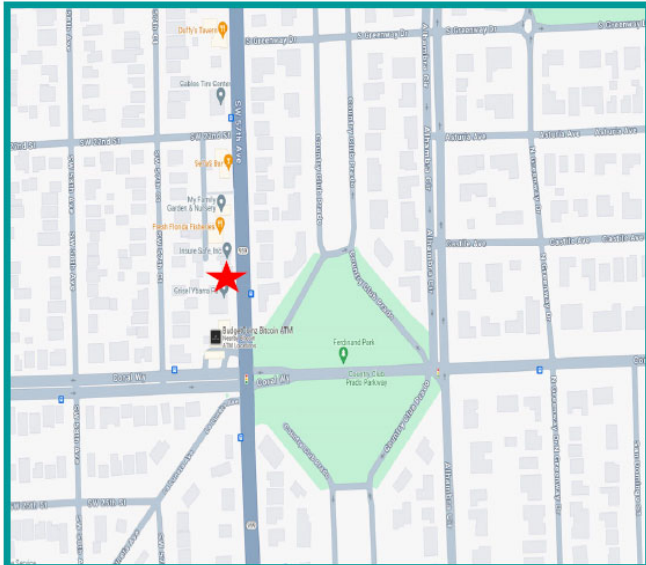
# FREE STANDING OFFICE BUILDING

**1,996 ± SF Facility on 5,500 SF Lot**  
**Miami, Florida**

**FOR  
SALE**



**2316 S Red Road, Miami, Florida 33155**



**TOTAL BUILDING SF:** 1,996 ± square feet  
**LOT SIZE:** 5,500 +/- square feet  
**SALES PRICE:** **\$1,299,000.00**

### HIGHLIGHTS:

- ◇ One Freestanding Building
- ◇ Parking behind the building
- ◇ Site Fully Fenced
- ◇ ± 51 Linear of Frontage on SW Red Road
- ◇ Currently Leased until September 2025
- ◇ BU-2 Zoning Miami-Dade County Across the Street from Coral Gables, Near West Maimi and minutes to Niklaus Childrens 'Hospital



**KATSIKOS  
GROUP**

The Katsikos Group, Inc. Licensed Real Estate Broker  
8669 NW 36th Street, Suite 315 Miami, Florida 33166

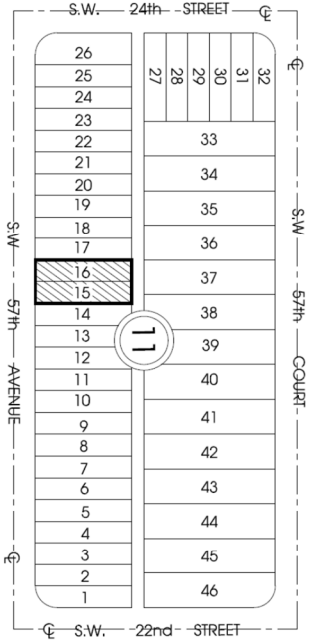
Mercedes Arrojas  
Mobile: 786-525-3462  
Ph: 305-717-1880 Fax: 305-717-1881  
marrojas@thekatsikosgroup.com

*Note: This offering subject to errors, omissions, prior sale or withdrawal*



## LOCATION MAP

Scale: N.T.S.



### LEGAL DESCRIPTION

Lot 15 & 16, Block 11, CORAL WAY PARK, according to the plat thereof, as recorded in Plat Book 12, at Page 48, of the Public Record of Miami-Dade County, Florida.

Property address: 2314 -16 S.W. 57th Avenue, Miami, FL 33155

Flood Zone: 'X'

Base Flood Elevation: N/A

Community Panel No.: 120635-0456

Map Revised: September 11th, 2009

FOR THE BENEFIT OF: 2316 RED ROAD LLC.



**MARIO PRATTS JR. & ASSOCIATES, INC.**  
SURVEYORS - MAPPERS - PLANNERS  
52 SW 81st Avenue - Miami, Florida 33144  
Voice: (305) 551-4000 Fax: (305) 265-9480  
E-mail: dpc@smpjrasurvey.com Website: www.smpjrasurvey.com  
Certificate of Authorization No. 4249

The above 'BOUNDARY SURVEY' represents the herein described property and was compiled under my supervision and direction, to the best of my knowledge and belief and it also meets the minimum technical standards set forth by the Florida Board of Professional Surveyors, pursuant to section 349.12(1), Florida Statutes, and the Engineering and Surveying Code.

**SURVEYOR'S NOTES:**

- 1) The above captioned property was surveyed and described based on the above legal description furnished by the client.
- 2) The Certificate is only for the land as depicted if it is not in conflict with the zoning, easements, or restrictions of the jurisdiction.
- 3) The Certificate is only for the land as depicted if it is not in conflict with the zoning, easements, or restrictions of the jurisdiction.
- 4) The Certificate is only for the land as depicted if it is not in conflict with the zoning, easements, or restrictions of the jurisdiction.
- 5) The Certificate is only for the land as depicted if it is not in conflict with the zoning, easements, or restrictions of the jurisdiction.
- 6) Location and identification of utilities and adjacent to the property were not secured as such information was not provided by the client.
- 7) Unless otherwise noted, this firm has not attempted to locate footings and/or foundations (underground).
- 8) This 'AS-BUILT' SURVEY has been prepared for the exclusive use of the parties named herein, the Certificate does not constitute a warranty of accuracy.
- 9) All bearings shown are based on: Centerline of S.W. 57th Avenue being 120°00'00" E.
- 10) Precision of Curved: 1/2500 Station Class Survey
- 11) CURVED BOUNDARIES OF THIS SURVEY ARE AS SHOWN
- 12) Elevations are related to the National Geographic Vertical Datum.

**BOUNDARIES:** (shown) S.W. 57th Avenue & 24th Street

**DATE:** 09/23/2015

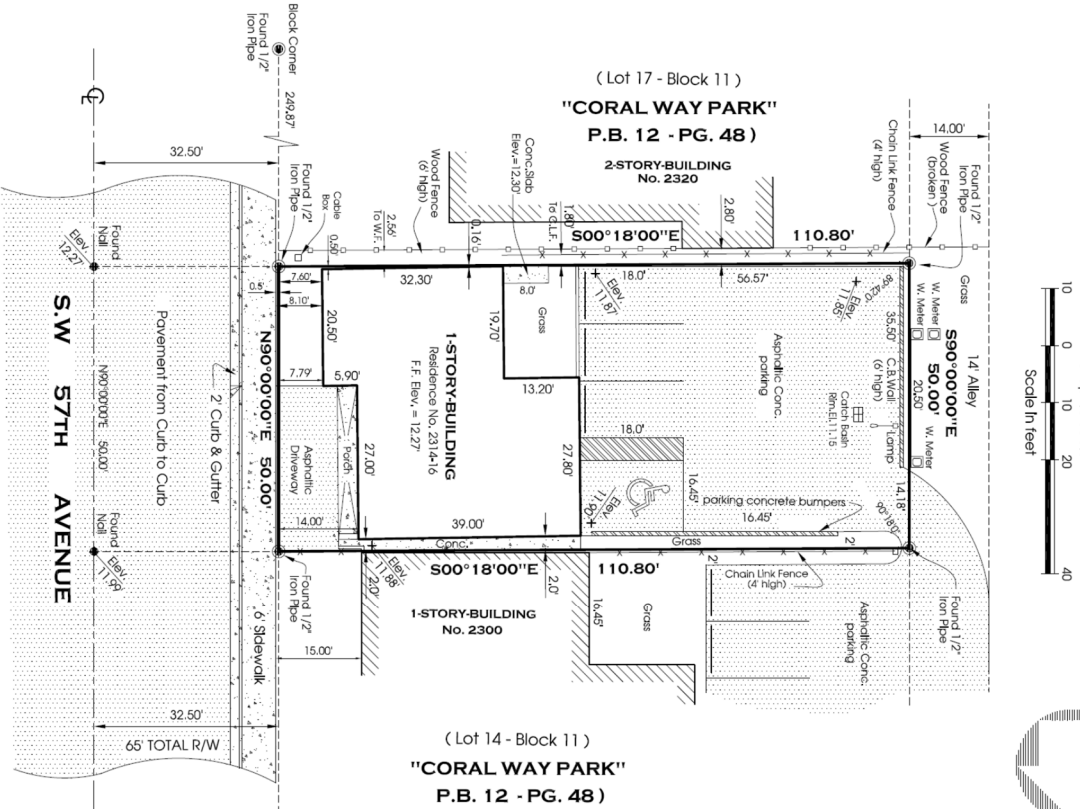
**BY:** Mario Pratts Jr.

Professional Surveyor and Mapper No. 3332  
State of Florida

CAD File:	H:\Survey\28417
Original date:	05/11/2015
Paid date:	05/18/2015
Sheet 1 of 1	Sheet 1 of 1
Original LNT:	28417

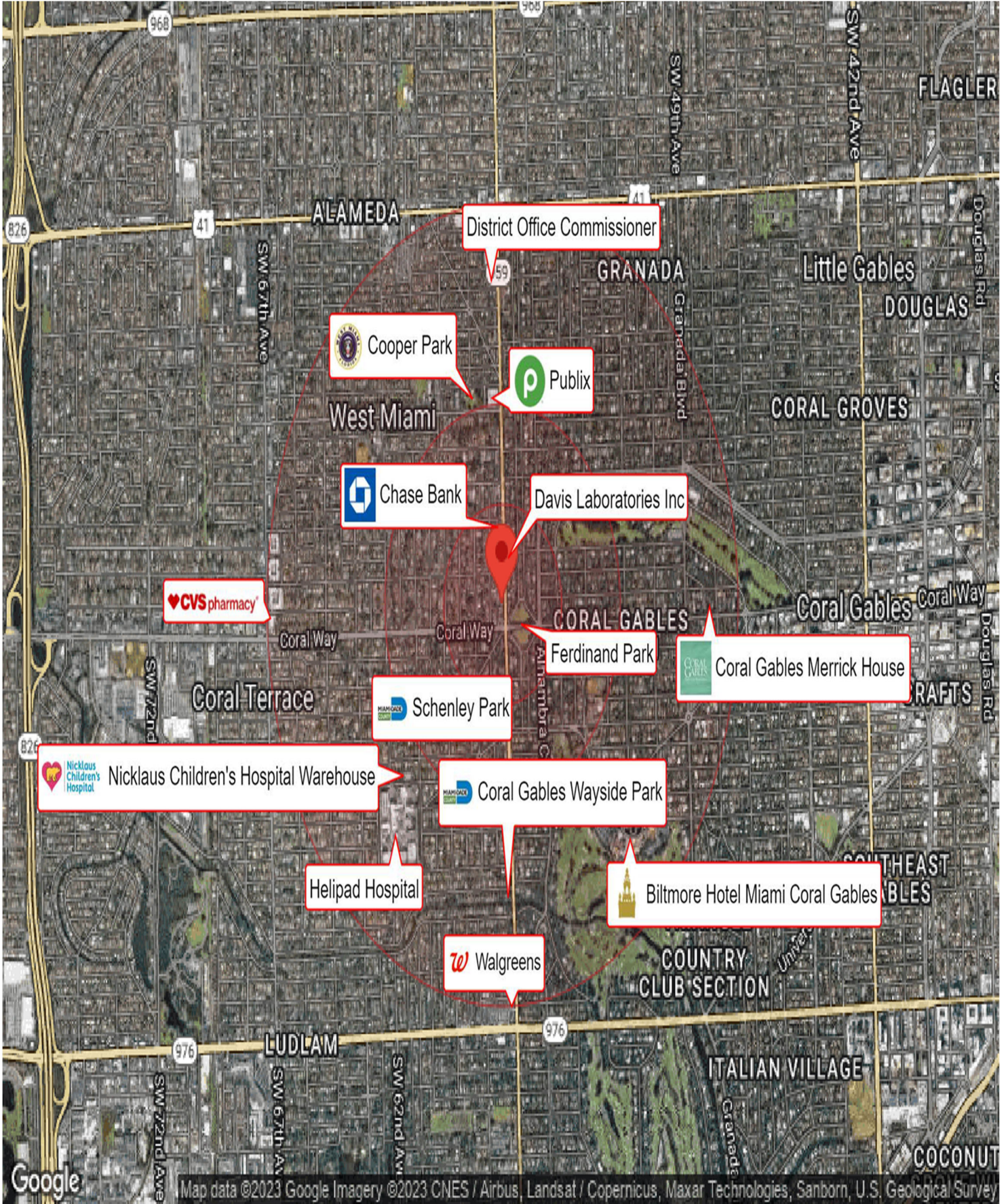
## PLAN OF SURVEY

Scale: 1" = 20'



CAD File:	H:\Survey\28417
Original date:	05/11/2015
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Sheet 1 of 1	Sheet 1 of 1
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# BUSINESS AREA



District Office Commissioner

Cooper Park

Publix

Chase Bank

Davis Laboratories Inc

CVS pharmacy

Ferdinand Park

Coral Gables Merrick House

Schenley Park

Nicklaus Children's Hospital Warehouse

Coral Gables Wayside Park

Helipad Hospital

Biltmore Hotel Miami Coral Gables

Walgreens

COUNTRY CLUB SECTION

ITALIAN VILLAGE