



**PRICE
REDUCTION**
WAS ~~\$4,750,000~~
NOW
\$4,350,000

AVAILABLE FOR SALE

±10,954 SF

14951 S Dixie Hwy
Palmetto Bay, FL 33176

PROPERTY FEATURES

| | |
|------------------------|----------------------|
| TOTAL SF | ± 24,829 TOTAL SF |
| WAREHOUSE | ± 10,954 SF |
| LOT SIZE | 0.57 ACRE LOT |
| PARKING | ± 34 PARKING SPACES |
| LOADING | STREET LEVEL LOADING |
| FIRE SPRINKLERS | DRY |

PROPERTY HIGHLIGHTS

- HVAC SYSTEM THROUGHOUT THE BUILDING
- PRIME LOCATION WITH FRONTAGE ON SOUTH DIXIE HIGHWAY

PROPERTY DESCRIPTION

Prime opportunity in coveted location with frontage on South Dixie Highway.

Comprising approximately ±10,954 square feet of versatile building space situated on a generous ±24,829 square foot lot spanning 0.57 acres, this property offers ample room for diverse retail endeavors. With 34 dedicated parking spaces ensuring convenient access for patrons, along with a street-level loading door facilitating seamless logistics, the property is thoughtfully designed to cater to the needs of modern businesses. Equipped with an HVAC system throughout and a fire sprinkler dry system, this property prioritizes comfort, safety, and regulatory compliance, providing a turnkey solution for prospective owners or tenants.

● **MARTIJN RENTEMA**
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PROPERTY IMAGES



MAP

