

# FOR SALE



**13816 SW 142nd Ave # 31,32,33**  
**MIAMI, FL 33186**



**MIAMI PRO AGENTS**  
REAL ESTATE GROUP





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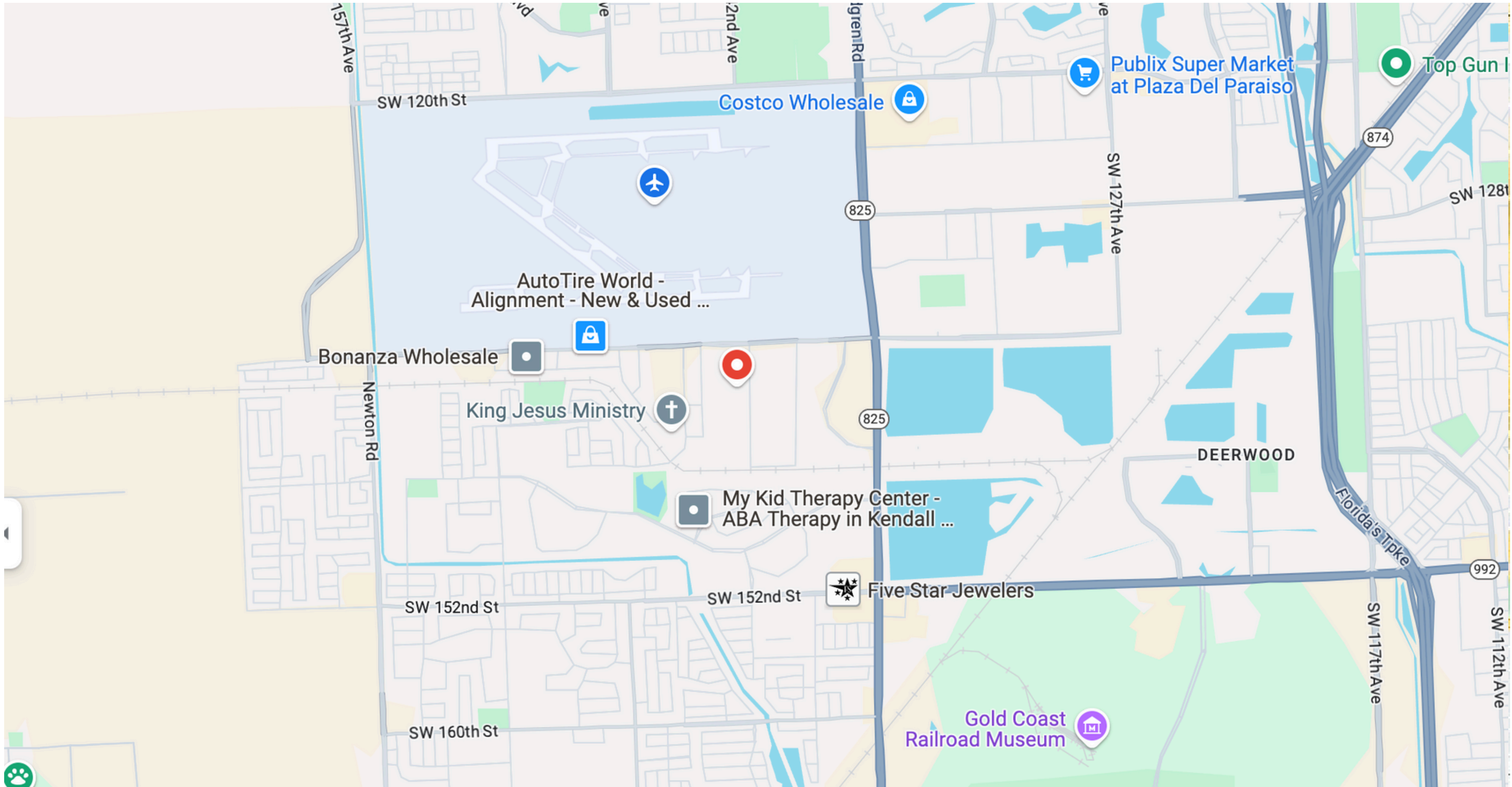
\$1,270,000.00

Triple the space, triple the potential! Perfect for investors or personal use. Units 33, 32, 31 each feature there own private office, bathroom, and dedicated air conditioning. Conveniently located near Miami Executive Airport and the Turnpike via SW 120th Street. Property includes street-level loading, 18-foot ceilings, and a concrete roof—ideal for various business needs. Don't miss this opportunity to own in a prime commercial location.



|                              |                          |
|------------------------------|--------------------------|
| Price:                       | \$1,360,000              |
| Property Type:               | Industrial               |
| Property Subtype:            | Office Space / Warehouse |
| Building Class:              | B                        |
| Sale Type:                   | Investment / Primary Use |
| HOA:                         | \$250.00/M each unit     |
| Lot Size:                    | 3.79 AC                  |
| Gross Leasable Area:         | 1,408 SF per unit        |
| Sale Conditions:             | Build to Suit            |
| No. Stories:                 | 1                        |
| Year Built:                  | 2006                     |
| Tenancy:                     | Multiple                 |
| Parking:                     | First come First serve   |
| Clear Ceiling Height:        | 18 FT                    |
| No. Dock-High Doors/Loading: | 3                        |





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