

GOLD'S GYM MIRAMAR BEACH, FL

12200 U.S. 98

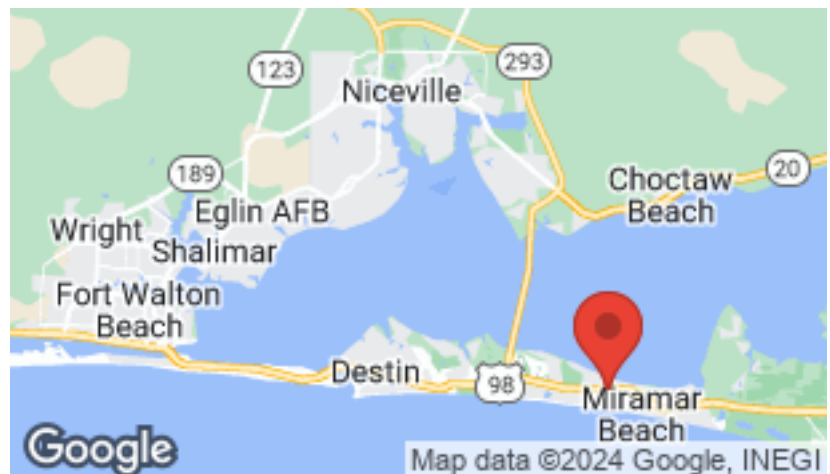


OFFERING SUMMARY

PRICE:	\$595,000.00
BUILDING SF:	11,032 SF
NOI:	\$595,218
CAP RATE:	10% Unlevered, 14% Levered
OCCUPANCY:	Owner/User (100%)
AVAILABLE SF:	11,032 SF
LOT SIZE:	1.83 Acres
SIGNAGE:	Monument & Bldg
FRONTAGE:	200 Ft
RENOVATED:	2021
YEAR BUILT:	1999
PARKING:	75
PARKING RATIO:	7:1000
ZONING:	(CC) Coastal Center

PROPERTY OVERVIEW

- The Kohler Team @ KW Commercial is proud to present this top-tier gym business being sold with the building (no lease), presenting a unique chance for visionary entrepreneurs!
- Featuring state-of-the-art equipment, a wide range of fitness classes, expert personal trainers, and multiple forms of massage therapy, the Gold's Gym Miramar Beach is designed to cater to fitness enthusiasts of all levels. From high-energy group exercises to serene massage sessions and HIIT courses, discover how this gym meets every member's needs!
- UNLEVERED CAP RATE OF 10% & LEVERED CAP RATE AT 14%+ USING THE SBA 504 PROGRAM



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