



3690 E 4TH AVE HIALEAH, FL 33013

This property is located on the corner of a major north/south commercial corridor, making it a prime location for retail with an option to acquire an established business generating \$250,000 gross annually.

Offers a value-add opportunity for investors or owner/users. The property is located in a C-1 zoned area, which allows for various uses. With an average daily traffic count of approximately 35,000. This property presents a great opportunity for a mixed use assemblage.

Whether for owner use or investment opportunity, this property offers a great potential for a variety of uses.

Don't miss out on this chance to invest in a prime location with ample potential for future growth and success.

PRICE: \$1,500,000

Building Size: 3172 SqFt

Lot Size: 9171 Sqft

Year Built: 1980

Concrete Structure. 40yr cert. Recently Done Last Year.

Botánica- 250,000 Gross Income

14 Parking Spaces



MOISES FIGUEROA

C: 786.302.3697

E: MF@FAUSTOCOMMERCIAL.COM



VISIT FAUSTOCOMMERCIAL.COM
1761 W FLAGLER ST, MIAMI, 33135