

OFFICE/WAREHOUSE BAYS FOR SALE

9550 NW 12TH STREET, DORAL

SELLER FINANCING AVAILABLE
TOTAL BUILDING SF: 4,878 SF



For more information contact:

Virginia Calcaño

Senior Associate

M: 954.588.9033

VCalcano@butters.com

Brian T. Ahearn, CCIM

Senior Vice President

M: 954.937.4540

BAhearn@butters.com

JC Conte - SIOR

Executive Vice President

M: 305.901.6033

JCConte@butters.com



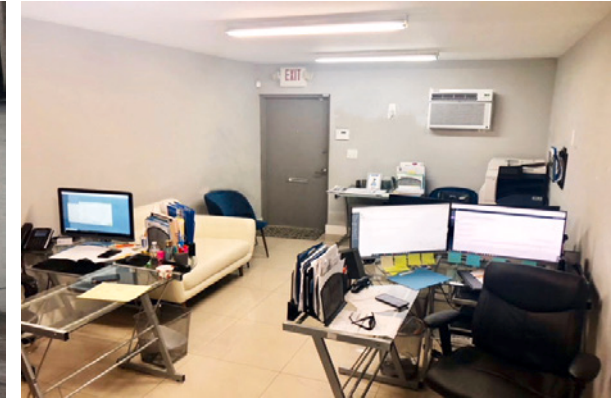
Butters Realty & Management
6820 Lyons Technology Circle #100
Coconut Creek | FL. 33073 | www.Butters.com

PROPERTY HIGHLIGHTS

- Property Type: Office & Warehouse
- Year Built: 2001
- Rentable Building Area: 4,878 SF (two contiguous units)
- Occupancy: 100%
 - Unit A (2,200 SF) leased until May 2025
 - Unit B (2,678 SF) leased until March 2026
- Ceiling Height: 18'
- Zoning: Industrial / Light Manufacturing
- Roof age: 2017
- Monthly Association \$ 953.00
- Monthly loan payment: \$ 12,400.00
- Loan period: 15 years

ONLY SELLER FINANCING AVAILABLE

PRICE: \$1,725,000.00



Property Location

9550 NW 12TH STREET, DORAL

This strategic location not only positions prospective tenant(s) at the center of one of Doral's most dynamic neighborhoods but also the location allows unparalleled convenience and accessibility, providing a prime location, that benefits from high visibility.

Miami International Airport
 Fort Lauderdale Int'l Airport
 Port of Miami

DRIVE	DISTANCE
12 Minutes	5 Miles
45 Minutes	33 Miles
22 Minutes	12 Miles

