



# For Sale 14253 SW 42 ST, Miami FL 33175

PRICED AT \$5,300,000

SIZE:\*\* 13,600 SQ. FT.

- CLOSE TO HOSPITALS, EXPRESSWAY & UNIVERSITIES
- PARKING:\*\* 412 SHARED SPACES
- CEILING HEIGHT:\*\* 30 FT.
- IDEAL FOR SPORTS OR LARGE ACTIVITIES
- TYPE:\*\* CONCRETE CONDO UNIT, DURABLE AND LOW MAINTENANCE
- IDEAL FOR:\*\* RETAIL, OFFICE, SPORTS, OR FITNESS USE

FEATURES:\*\*

- HIGH VISIBILITY AND EASY ACCESS
- FLEXIBLE LAYOUT FOR CUSTOM BUILD OUTS
- GREAT FOR GYMS, FITNESS CENTERS, OR SPORTS FACILITIES
- STRONG INVESTMENT POTENTIAL IN A GROWING AREA
- ZONING:\*\* 1118 STORE : CONDOMINIUM - COMMERCIAL

Bird Road Neighborhood Shopping Center with 138,000 SF of GLA. Located in one of the most desired areas in Miami. The center provides ample parking, excellent visibility, various points of access, and heavy daily traffic. Located in close proximity to Kendall Regional, Baptist Hospitals, and the Florida Turnpike. 412 shared parking



## Madelin Estupinan

PRINCIPAL/FOUNDER OF THE ESTUPINAN GROUP  
COMMERCIAL DIVISION DIRECTOR  
37 YEARS' EXPERIENCE  
CCIM 101 GRADUATE 2005 / CB COMMERCIAL 2005

**CALL/TEXT/WHATSAPP: 786-514-8046**

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