

FOR SALE



±1,801 SF Office Condo

7500 NW 25TH St, Suites 205 Miami, FL 33122

- **Occupy + Earn Rental Income Until Further Expansion** (290 SF Leased through 7/2027 \$1,100/month)
- **Signage Opportunity**
- **West-Facing Windows** and **Skylight** providing natural light
- **Kitchenette** and **Private Restroom**
- **Immediate Access to SR-826 (Palmetto Expressway)** and just one exit north of the SR-826 / SR-836 interchange
- **Located in Master-Planned Business Park** at one of Miami-Dade's most prominent commercial intersections and just steps from City of Doral
- **Full-Service Environment** featuring ample unassigned parking, security services, on-site restaurants, and convenient amenities
- **Owner-Financing** Available (Contact for Terms)

PRICE: \$890,000



MIAMI COMMERCIAL
REAL ESTATE LLC

This information is believed accurate, and has been obtained from sources deemed to be reliable. All information should be verified independently. We are not responsible for misstatements of facts, errors, omissions, prior lease, price change or withdrawal without notice.

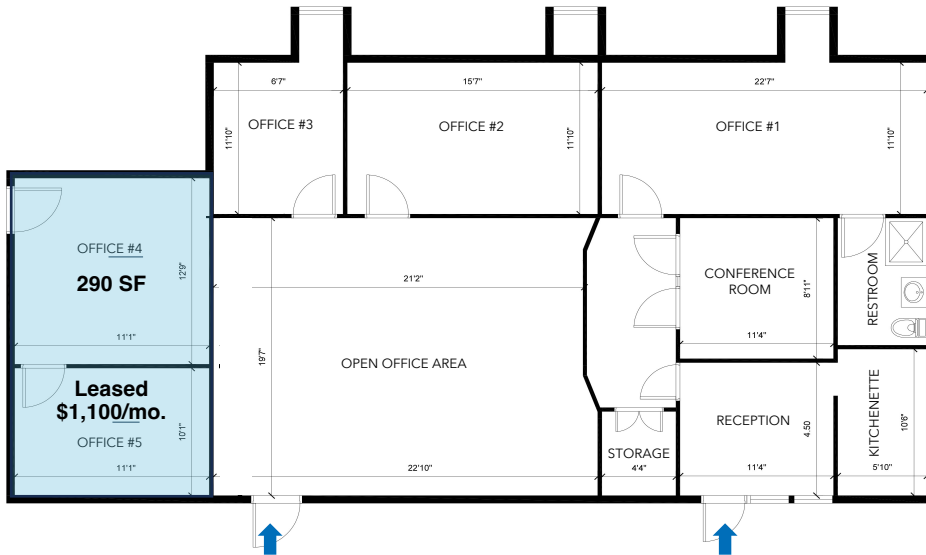


Lisette Gonzalez
Broker
M. 305.807.5220

7500 NW 25 Street, # 201
Miami, FL 33122
lisette@miami-cre.com

±1,801 SF Office Condo

7500 NW 25TH St, Suites 205 Miami, FL 33122



This floorplan including measurements and dimensions are approximate and for illustrative purposes only. Miami Commercial Real Estate LLC gives no warranty, guarantee or representation as to the accuracy.

Association Fee: \$1,259.89/month (Net \$159.89/month Considering the Rental Income)

Includes: Interior and Common Areas Electricity, Property Insurance, Security, Water/Sewer, Sprinklers Inspections and Monitoring, Trash Collection, Common Area Expenses.



MIAMI COMMERCIAL
REAL ESTATE LLC

This information is believed accurate, and has been obtained from sources deemed to be reliable. All information should be verified independently. We are not responsible for misstatements of facts, errors, omissions, prior lease, price change or withdrawal without notice.

Lisette Gonzalez
Broker
M. 305.807.5220

7500 NW 25 Street, # 201
Miami, FL 33122
lisette@miami-cre.com