

JUST REDUCED!

FOR SALE

1,850+/- Total Sq. Ft.

CORNER FLEX INDUSTRIAL OFFICE/WAREHOUSE

TAMIA AIRPORT



16155 SW 117th AVE, UNIT B1, MIAMI, FL 33177

- 1,400+/- Sq. Ft. Office on first and second floor
- 450+/- Sq. Ft. of Warehouse/Storage Area
- 18' Clear Ceiling Height
- Carpet flooring in office area, and concrete floors in warehouse
- Impact Glass Windows and Doors
- Two (2) Bathrooms
- One (1) 10' X 12' Rear Loading Street Level Door Each Bay
- No Assigned Parking Spaces, First Comes First Serve, Guest Parking available
- Zoning: Industrial Conditional (IU-C), Miami-Dade County
- Association Approval Required, Monthly Association Fee \$330.00 P/Unit
- Ideal for Owner/User or Investor

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305.323.6373

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305.776.2166

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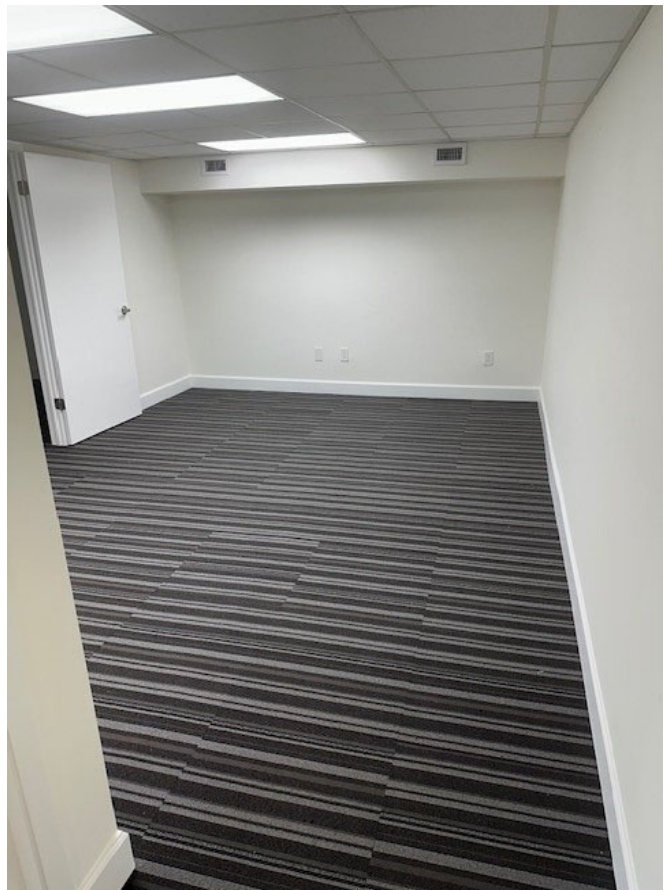
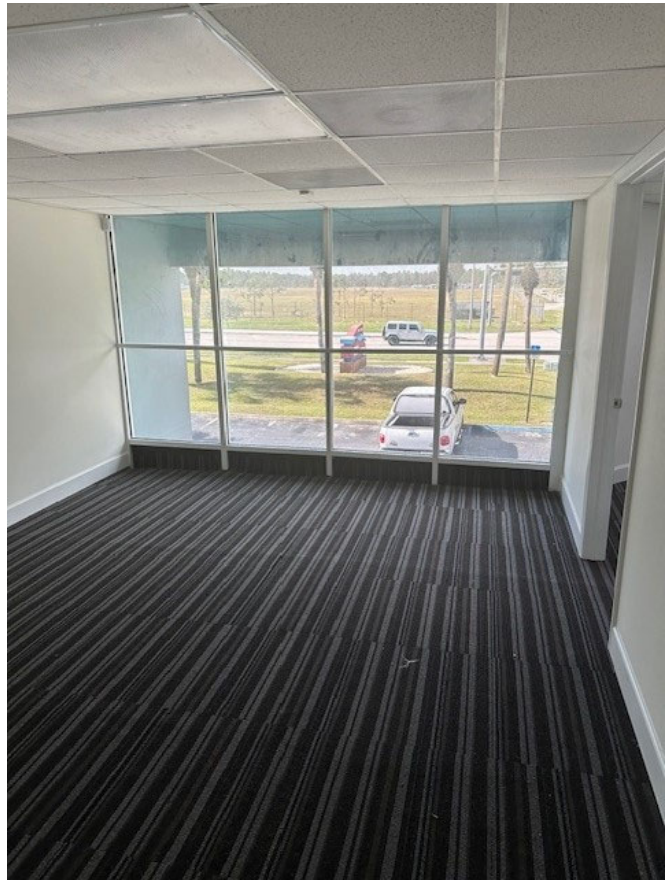
THE KATSIKOS
GROUP, INC.
LICENSED REAL ESTATE BROKER

Sale Price: ~~\$742,250.00~~ \$675,250.00



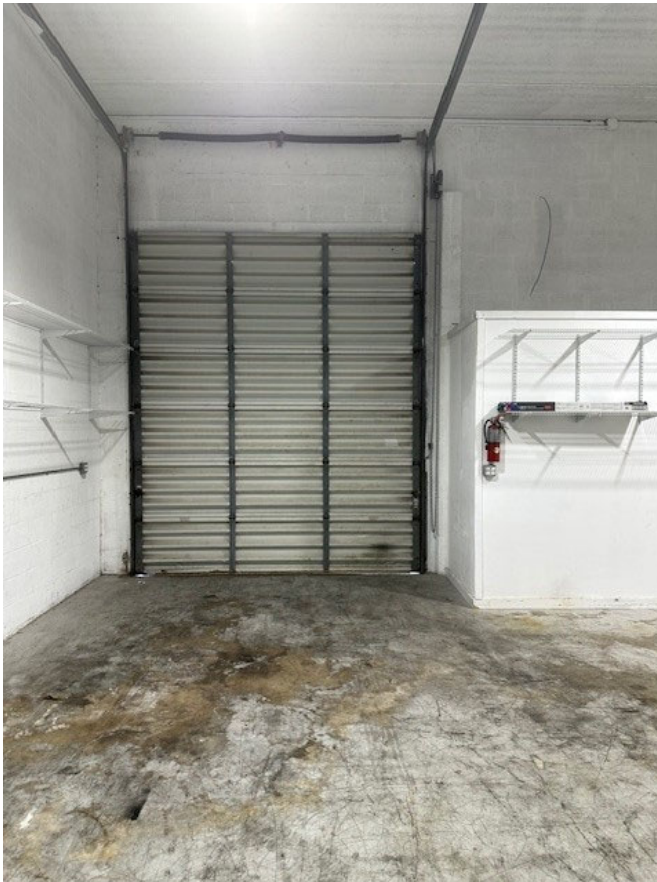
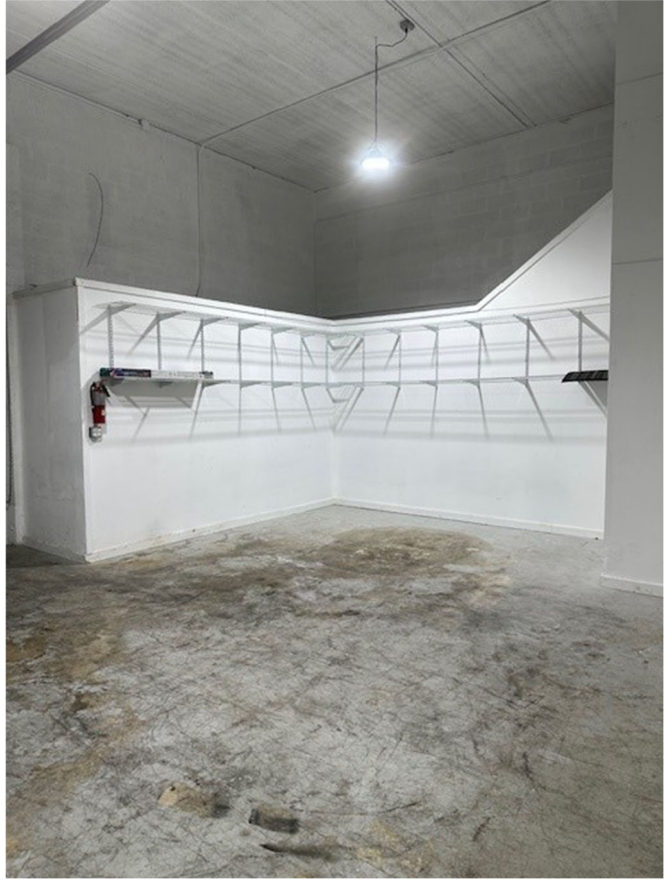
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Executive Offices



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Warehouse/Storage



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