

**FOR SALE**



## ±1,801 SF OFFICE CONDO

7500 NW 25<sup>TH</sup> St, Suites 205/297 Miami, FL 33122

- **±1,801 SF Office Condominium** with versatile, efficient layout
- **Currently Subdivided into 3 Suites**
- **Flexible Use Options:** Ideal for owner-users or investors. Occupy a portion and lease the remainder for income and future expansion
- **Excellent Signage Opportunity** with exposure to Palmetto Expressway
- **West-Facing Windows** and **Skylight** providing abundant natural light
- **Kitchenette** and **Private Restroom**
- **24/7 Building Access**
- **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

PRICE: \$873,755

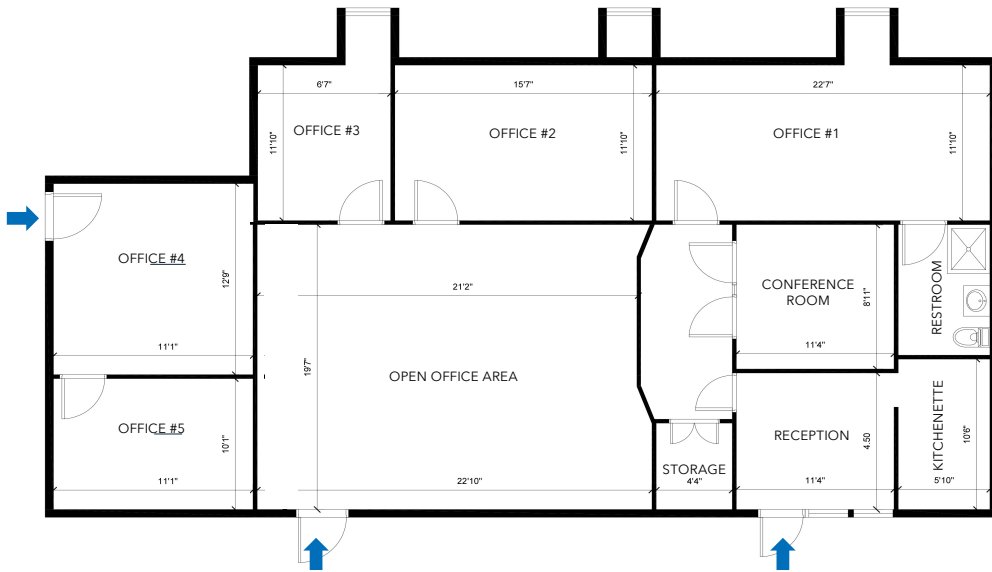


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This floorplan including measurements and dimensions are approximate and for illustrative purposes only. Miami Commercial Real Estate LLC gives no warranty, guarantee or representation as to the accuracy and layout.

**Association Fee:** \$314.47/month

Includes electricity, property insurance, security, water, sprinklers inspections and monitoring, trash collection, common area expenses



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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.