



FOR SALE

**FREESTANDING BUILDING
WITH SHOWROOM +
PARKING ON SITE**

KENDALL | MIAMI, FL 33165

9465 SW 56TH ST

SHOWROOM + DOCK-HIGH WAREHOUSE

\$3,150,000

LIST PRICE

\$613/SF

PRICE PER SQFT.

13,200 SF

LOT SIZE

5,140 SF

BUILDING SIZE



FAUSTO COMMERCIAL PRESENTS

Exceptional opportunity to acquire a centrally located freestanding commercial property with outstanding frontage on SW 56th Street. Zoned BU-1A Business District, the property features a front office/showroom ideal for retail or professional use, complemented by a two-story warehouse in the rear with a loading dock, overhead garage access, and the potential to build a mezzanine for additional usable space. Ample on-site parking and a flexible layout make this property ideal for owner-users, investors, or a variety of commercial operations. Conveniently located within the Urban Center with excellent accessibility to major roadways, surrounding businesses, and dense residential neighborhoods.

KEY HIGHLIGHTS

- Freestanding building with showroom, rear warehouse & on-site parking
- Dock-high loading plus overhead garage access for back-of-house ops
- Buildable mezzanine adds usable area within the existing footprint

ALLOWABLE USES

SHOWROOM	FLEX WAREHOUSE	OFFICE
AUTOMOTIVE	RETAIL	RESTAURANT
MEDICAL	SERVICE	ENTERTAINMENT

EXCLUSIVELY LISTED BY



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