

WAREHOUSE CONDOS FOR SALE



12273-75 SW 132 Court, Miami, FL 33186-6412



OFFERING SUMMARY

SALE PRICE:	\$425,000
PRICE PER SF	\$141
BUILDING SIZE:	2,340 sf n/v
YEAR BUILT:	1987
ZONING:	Light Industrial
MARKET:	Kendall

PROPERTY OVERVIEW

Two condominium warehouses being sold as one property. The corner unit (12273) consists of a warehouse on the first floor and 1 restroom. Upstairs is fully built out with 4 offices and 1 restroom. Unit 12275 is a warehouse with 1 restroom and no other improvements. The Kendall Park Commercial Complex is located just East of the Florida Turnpike and West of the Miami Executive Airport. This location is very active and popular due to the proximity of residential neighborhoods and shopping. The Owner will consider financing. *Note: The actual square footage has not been verified.

PROPERTY HIGHLIGHTS

- Corner Unit
- Assigned Parking
- Central A/C - Offices
- Overhead Door 10'
- Nearby Restaurants

KW COMMERCIAL
11420 N. Kendall Dr.,
Ste. 207
Miami, FL 33176

VLADIMIR GOLIK, CCIM
Commercial Managing Member
O: 786.433.2929
C: 305.431.2785
vgolik@kw.com
FL #0382438

LUIS BADILLO
Commercial Director
O: 786.433.2920
C: 305.510.8610
luisbadillo@kw.com
FL #3068840

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

PHOTOS



12273-75 SW 132 Court, Miami, FL 33186-6412



Exterior Front View

Warehouse - 12273



Upstairs Office - 12273



Upstairs Offices and Storage - 12273

KW COMMERCIAL
11420 N. Kendall Dr.,
Ste. 207
Miami, FL 33176

VLADIMIR GOLIK, CCIM
Commercial Managing Member
O: 786.433.2929
C: 305.431.2785
vgolik@kw.com
FL #0382438

LUIS BADILLO
Commercial Director
O: 786.433.2920
C: 305.510.8610
luisbadillo@kw.com
FL #3068840

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

PHOTOS



12273-75 SW 132 Court, Miami, FL 33186-6412



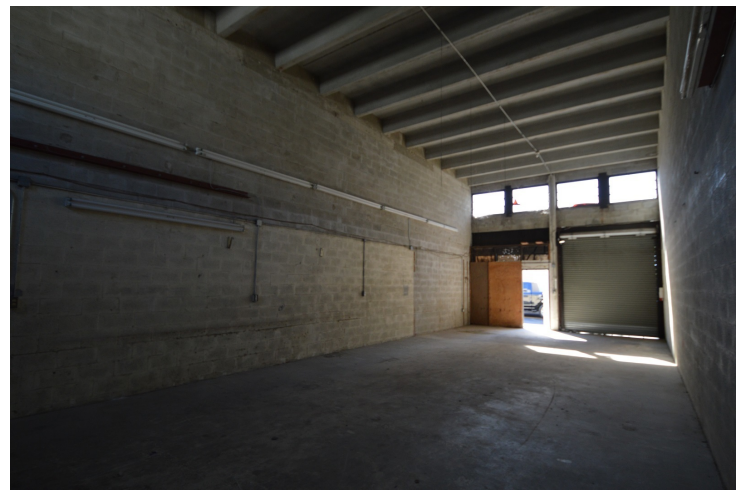
Upstairs Office - 12273



Stairwell - 12273



Kitchenette - 12273



Warehouse - 12275

KW COMMERCIAL
11420 N. Kendall Dr.,
Ste. 207
Miami, FL 33176

VLADIMIR GOLIK, CCIM
Commercial Managing Member
O: 786.433.2929
C: 305.431.2785
vgolik@kw.com
FL #0382438

LUIS BADILLO
Commercial Director
O: 786.433.2920
C: 305.510.8610
luisbadillo@kw.com
FL #3068840

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com



12273-75 SW 132 Court, Miami, FL 33186-6412



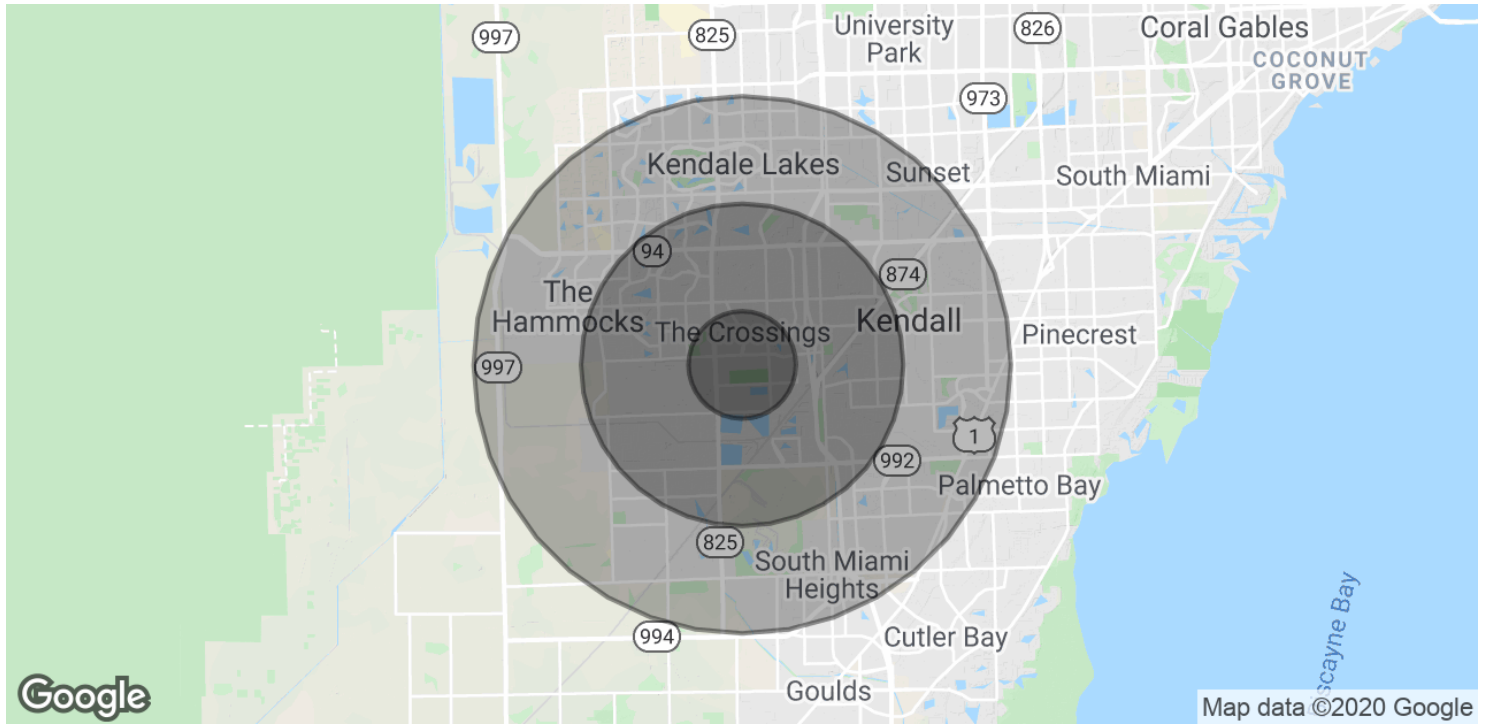
KW COMMERCIAL
11420 N. Kendall Dr.,
Ste. 207
Miami, FL 33176

VLADIMIR GOLIK, CCIM
Commercial Managing Member
O: 786.433.2929
C: 305.431.2785
vgolik@kw.com
FL #0382438

LUIS BADILLO
Commercial Director
O: 786.433.2920
C: 305.510.8610
luisbadillo@kw.com
FL #3068840

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

12273-75 SW 132 Court, Miami, FL 33186-6412



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,269	148,637	376,604
Average age	34.5	36.3	37.1
Average age (Male)	31.8	34.0	34.5
Average age (Female)	38.0	38.1	39.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,946	48,570	118,713
# of persons per HH	3.1	3.1	3.2
Average HH income	\$88,457	\$77,073	\$73,370
Average house value	\$246,697	\$309,941	\$321,803

* Demographic data derived from 2010 US Census

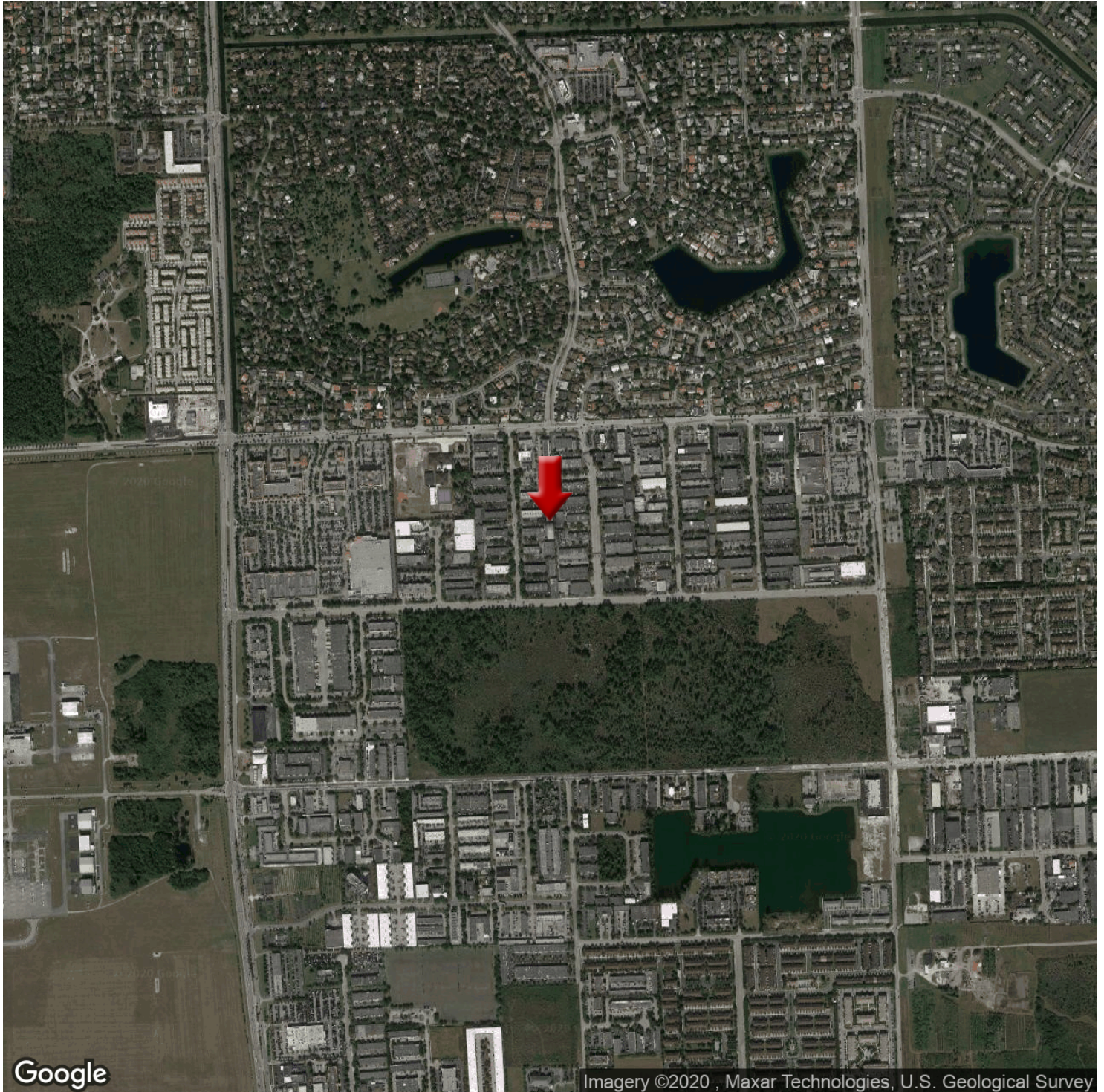
KW COMMERCIAL
 11420 N. Kendall Dr.,
 Ste. 207
 Miami, FL 33176

VLADIMIR GOLIK, CCIM
 Commercial Managing Member
 O: 786.433.2929
 C: 305.431.2785
 vgolik@kw.com
 FL #0382438

LUIS BADILLO
 Commercial Director
 O: 786.433.2920
 C: 305.510.8610
 luisbadillo@kw.com
 FL #3068840

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

12273-75 SW 132 Court, Miami, FL 33186-6412



KW COMMERCIAL
11420 N. Kendall Dr.,
Ste. 207
Miami, FL 33176

VLADIMIR GOLIK, CCIM
Commercial Managing Member
O: 786.433.2929
C: 305.431.2785
vgolik@kw.com
FL #0382438

LUIS BADILLO
Commercial Director
O: 786.433.2920
C: 305.510.8610
luisbadillo@kw.com
FL #3068840

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.