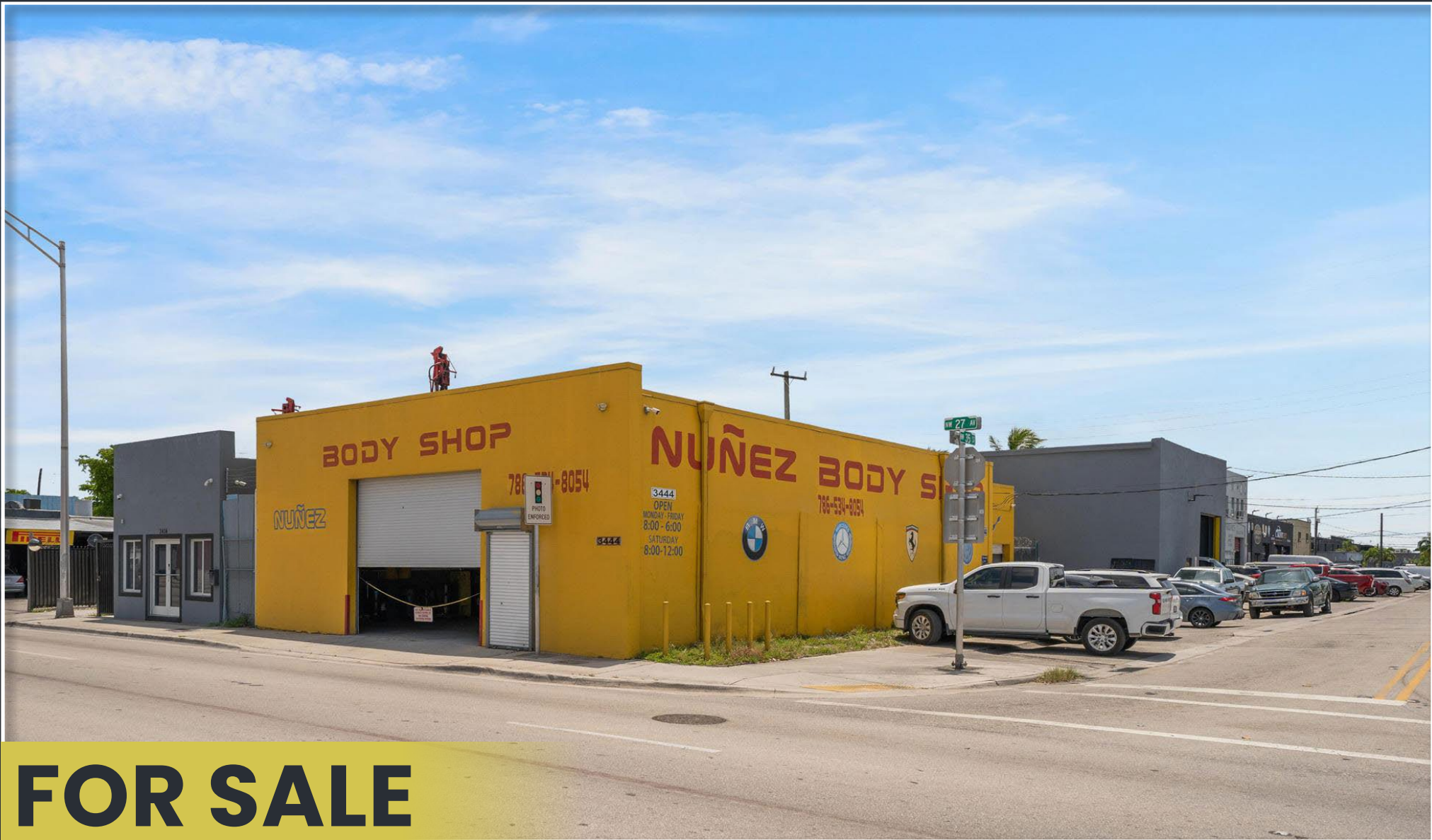




FOR SALE

**3444 NW 27TH AVENUE
MIAMI, FL 33142**

**RENOVATED FLEX WAREHOUSE WITH
SPRAY BOOTH**

STL
COMMERCIAL

OVERVIEW

Opportunity to acquire a renovated 3,185 SF flex warehouse located on 27th Avenue, a dynamic business corridor that sees 37,500 vehicles per day.

The property recently passed its 40-year re-certification with brand new electrical, ADA accessibility, and new exterior and interior finishes, offering the ability for a new owner to begin immediate operations.

The building has a 25'X18' spray booth, which is incredibly scarce, since the county has banned the construction of new spray booths. The building has one grade level door on 27 Avenue, and three on 35th Street. The ceiling is approx. 16' high. There is also a small office inside.

This is one of the only blocks in the area that is not in a flood zone.

Located in Allapattah, the property offers a user the ability to own and operate in one of Miami's most rapidly appreciating markets.

SITE SUMMARY

BUILDING SIZE: 3,185 SF

LOT SIZE: 4,405 SF

ZONING: BU-3

CEILING HEIGHT: +/- 16 FT

GRADE LEVEL ROLLER DOORS: 4

ADDITIONAL FIXTURES: Spray booth and
car lifts

ASKING PRICE: \$1,370,000



3444 NW 27TH AVENUE - MIAMI, FL 33142

BRIAN PINEIRO | COMMERCIAL ADVISOR | 786.382.9900

ALEX TSOUFAS | PRESIDENT | 305.972.7217

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EXTERIOR IMAGES



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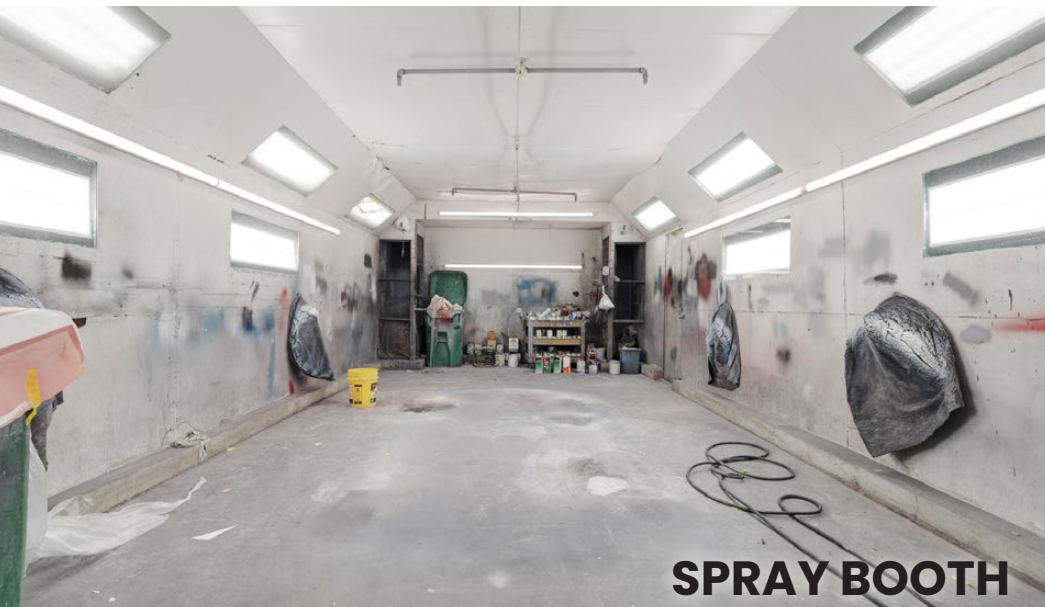
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INTERIOR IMAGES



SPRAY BOOTH



SPRAY BOOTH

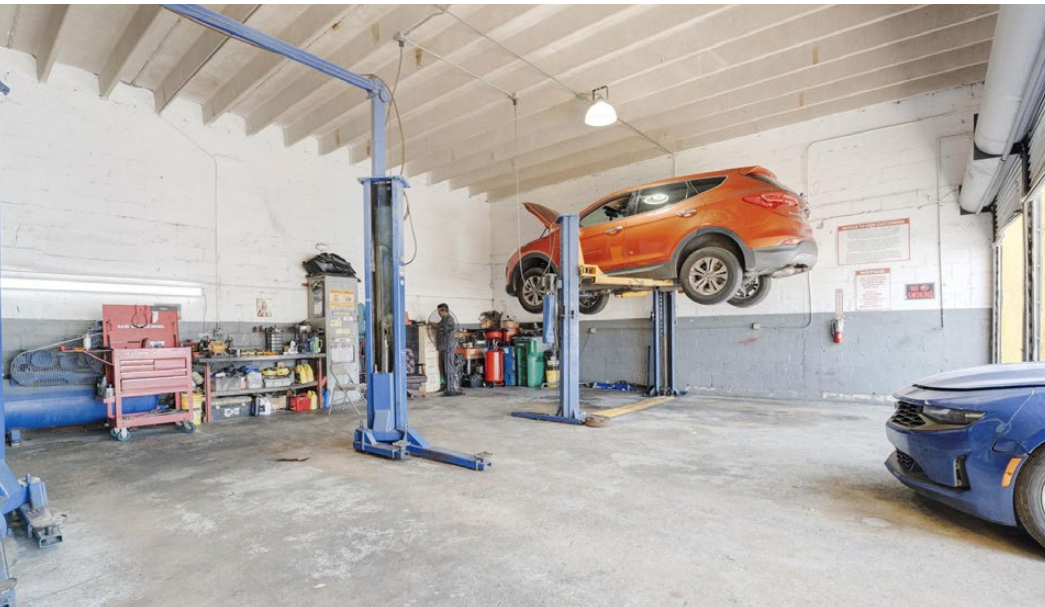
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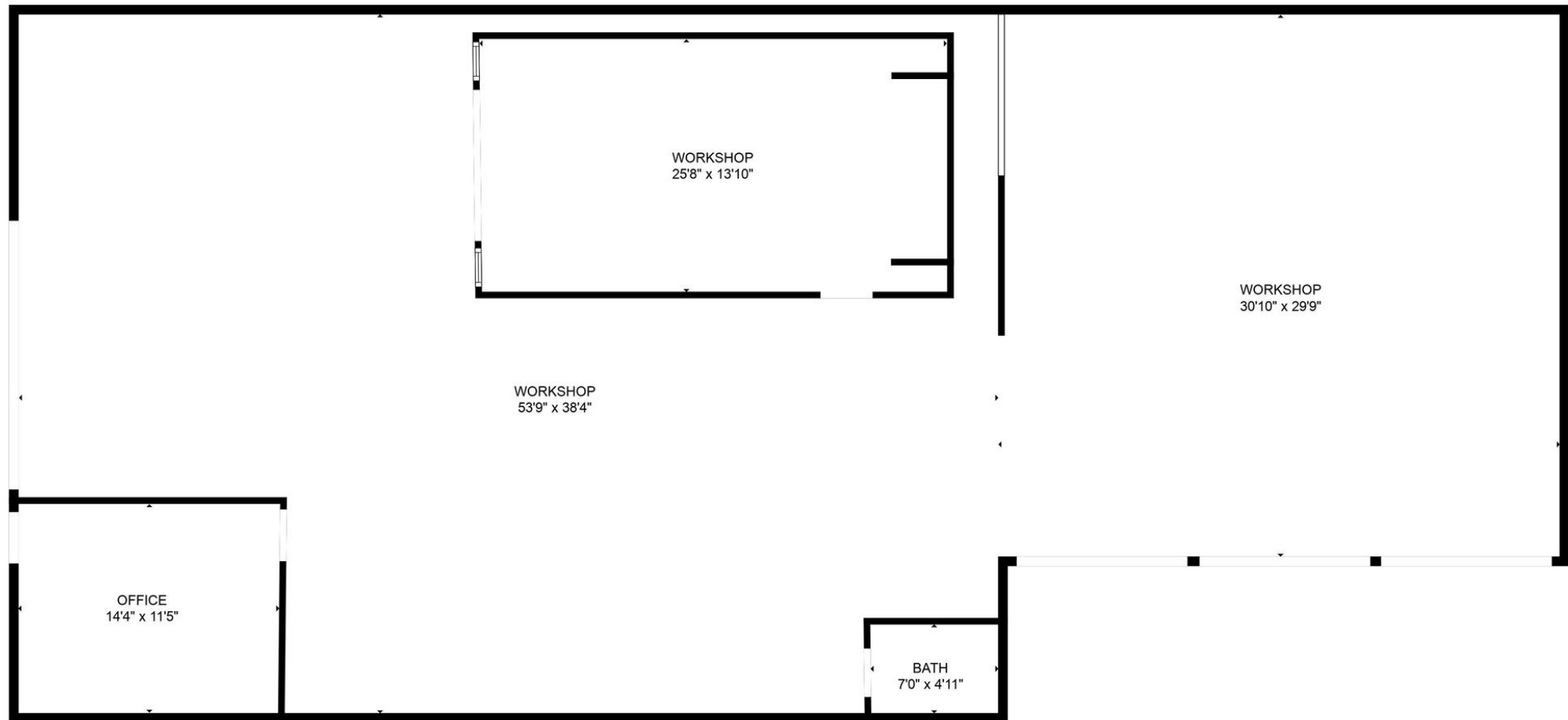
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FLOORPLAN



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PRESENTED EXCLUSIVELY BY



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