

A Property for Your Consideration . . .

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7853 NW 46 ST # 2

↑\$ 1,325,000

REF #: A1567031

Status: Active-Available

Building Type:

Store/Warehouse Combination,
Office/Warehouse Combination

Type: Special

Style: Mixed Use

Units:

Stories: 2

Year Built: ≈2001

Lot Size: X

Prop Sqft: 7345

of Acres:

Parking: 12 / Assigned Parking, Handicap Parking, Loading Spaces

Road Desc: Four Lane

Waterfront: N

Prime Doral location next to palmetto and near 36th street with easy access to roads and airport. Fully built out commercial warehouse with 6 offices, showroom, 3 baths and conference room. 3 phase elec. 7 parking spaces in front & 5 in rear. 3 dock height bays. frontage on 79 ave. 1200 sq.ft under dual zone AC. Truck traffic has separate entrance with traffic light. Security cameras and roving guard included in maintenance charges. This is a great opportunity priced aggressively. Motivated Seller.

Construction:

Concrete Block Construction, Elevated Construction, Other Construction, Slab Construction

Roof Description:

Various Material(S) Roof, Concrete

Tenant Pays:

Common Area Maintenance Includes:

Trash Removal, Sewer, Exterior Maintenance, Management Fees, Assessment Fees, Grounds/Plants

Location:

Commercial Park, Near Airport, City Location

Road Description:

Four Lane

Directions: FROM 36TH STREET TURN ON TO 79TH AVE HEADING NORTH. TURN RIGHT ON 46TH ST. FIRST ENTRANCE ON LEFT BEFORE GAURD HOUSE.

Tax Amount\$: ≈\$ 14,371

Tax Year: 2010

DAV/SOH\$: ≈\$ 697,450

DMV/ASV\$:



**Exterior Front**

Front Entrance with 7 Assigned Parking at front

**Exterior Front**

Store Frontage and parking

**Exterior Front**

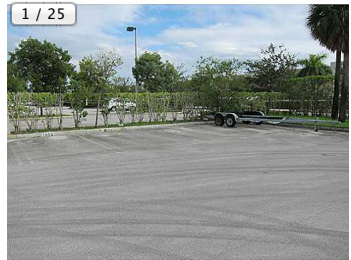
Additional Parking at front. Property Fronts 79th Avenue one block north of Pepsi

**Exterior Front**

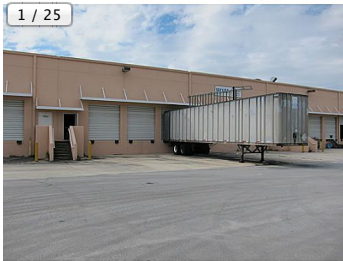
Commercial Vehicles have direct road access with their own traffic light separate from store front traffic. This is a big plus.

**Exterior Front**

Access road for vehicles to access warehouse docks at rear and additional parking.

**Exterior Front**

5 Additional Parking Spaces at rear of building



1 / 25

Exterior Front

3 Dock height bays with separate walk-up access



1 / 25

Exterior Front

Close up of 3 Dock height bays with weather overhang.



1 / 25

Exterior Front

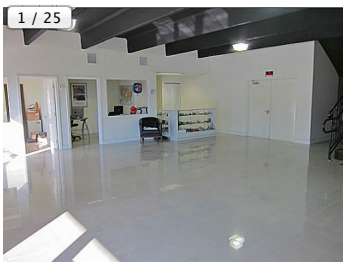
Walkup to warehouse portion of unit from rear next to docking bays.



1 / 25

Exterior Front

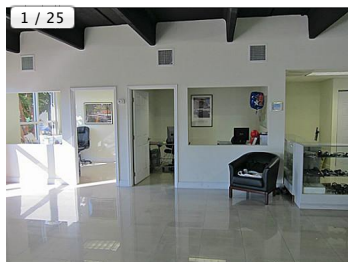
Expansive open span concrete truss space on smooth slab.



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Interior Space/Layout

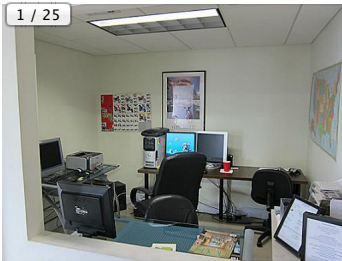
Completely built out Store front with showroom and three offices with a bath and access to warehouse.



1 / 25

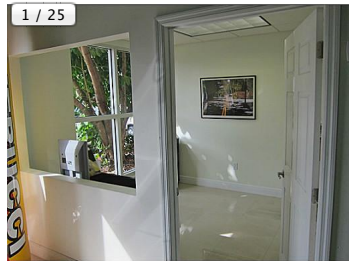
Interior Space/Layout

First open office space on ground floor showroom area



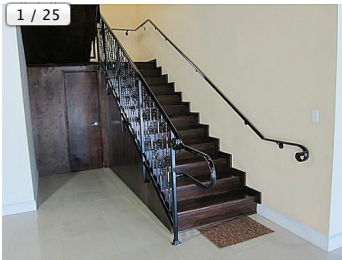
Interior Space/Layout

Second Office space on ground floor showroom area.



Interior Space/Layout

Third office space on ground floor showroom area with window.



Interior Space/Layout

Access to warehouse and stairs to second floor with 3 additional offices, reception, full bath and conference room.



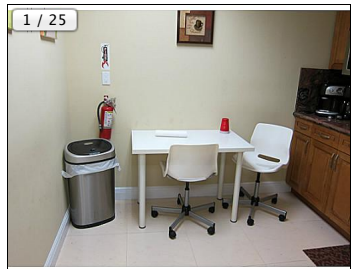
Interior Space/Layout

Ground floor bathroom at showroom



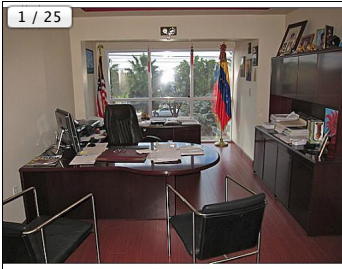
Interior Space/Layout

Kitchen on second floor with full fridge and sitting area



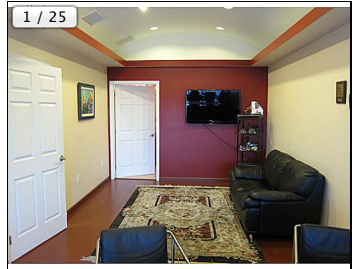
Interior Space/Layout

Kitchen area with small sitting area.



Interior Space/Layout

Executive office with full bath and sitting area.



Interior Space/Layout

Sitting area and entrance to full bath in executive office



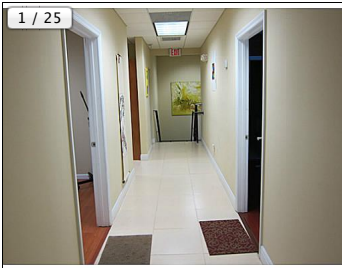
Interior Space/Layout

Shower in full bathroom in executive office.



Interior Space/Layout

Full bathroom within executive office on second floor



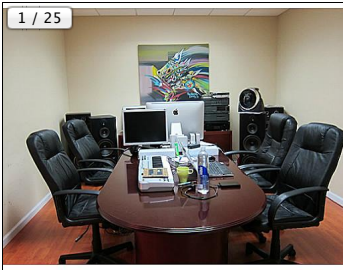
Interior Space/Layout

Hallway from on second floor between office, kitchen



Interior Space/Layout

Second floor office. Third office not pictured is th



Interior Space/Layout

Second Floor conference room.