

3325 NW 97TH AVE

MIAMI, FLORIDA

REFRIGERATED INDUSTRIAL SPACE FOR SALE



TABLE OF CONTENTS:

- Investment Summary
- Property Specifications
- Location & Accessibility
- Property Photos





01

Investment Summary

Investment Highlights Financial Summary



8,560
Square Feet

3.60%
CAP RATE

100%
Occupancy

\$3,500,000 (409 PSF)
PRICE

5 year lease
Established Tenant

\$125,465
Year 1 NOI



02

Property

Property Specifications

- +/- 8,560 SF Total Available
- +/- 4,000 SF Office Area (2 floors)
- +/- 3,500 SF Cooler Area
- +/- 1,000 Dry Warehouse Area
- 2 Dock High Doors + 1 Ramp
- 24' Ceiling Height
- Twin-T Concrete Roof
- Fire-Sprinklers

\$3,500,000 (409 PSF)



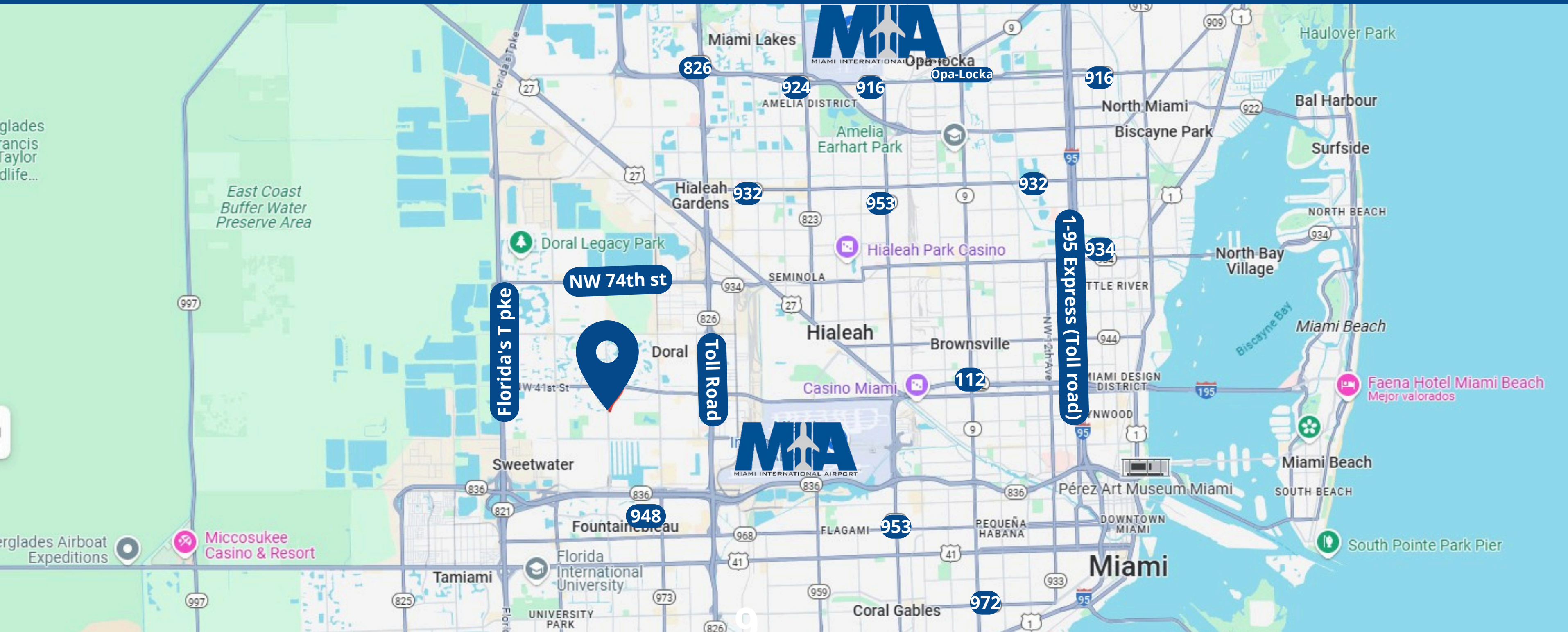


03

Location & Accessibility

Strategic Location & Accessibility

Positioned in the heart of Doral's thriving industrial market, 3325 NW 97th Avenue offers immediate access to key transportation hubs, making it an ideal location for logistics, distribution, and light industrial users.



Property Photos



Agora Real Estate Group

7500 NW 25th Street, Suite 237, Doral, Florida 33122 P: +1 (305) 804-9154 | F: +1 (866) 708-2763 | E: info@agorare.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors and omissions.



Elias G. Patsalos, CCIM
Broker / Owner

Phone: 305-804-9154

Email: elias@agorare.com

Professional Background

Highly qualified professional (Certified Commercial Investment Member, Masters in International Real Estate, Masters in Management Information Systems) with experience in Commercial Real Estate including Landlord and Tenant Representation.

Elias grew up in a Real Estate Developer's family in the Mediterranean region and came to South Florida to further pursue his career. He has over 10 years experience in the Miami residential and commercial real estate industry and he brings long-term expertise across the real estate spectrum. Areas of expertise include Industrial, Office, and vacant Land with a specialization in the Leasing and Sale of Warehouses in the city of Doral, located just West of the Miami International Airport.

The unique combination of extensive computer background and real estate experience as well as the passion for excellence, coupled with focus on the 'client' first, ability to find the optimal path and develop the right strategy to achieve his client's objectives, instill in him the confidence for high performance in this sector.

Current affiliations:

FIU REAAC, Florida CCIM – Miami District.
CIASF, RCA MIAMI, NAR, FAR, RAMB.

