

**FOR SALE**



## ±1,606 SF RETAIL CONDO

7500 NW 25<sup>TH</sup> St, Suites 107 Miami, FL 33122

- **Rare Small-Bay Restaurant Condo** with Franchise Tenant
- **Business20+ Year Operating History at This Location**
- **Excellent Signage** with exposure to NW 25 Street
- **Modified NN Lease**
- **Lease Expires 2028** plus Two (2) 5-Year Renewal Options
- **5.89% Cap Rate**
- **Immediate Access to SR-826 (Palmetto Expressway)** and just one exit north of the SR-826 / SR-836 interchange
- **Located in Master-Planned Business Park** with +/- 600,000 SF at one of Miami-Dade's most prominent commercial intersections and just steps from City of Doral
- **Ample Unassigned Parking plus 3 assigned spaces**

PRICE: \$925,000



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This information is believed accurate, and has been obtained from sources deemed to be reliable. All information should be verified independently. We are not responsible for misstatements of facts, errors, omissions, prior lease, price change or withdrawal without notice.

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## Rare Small-Bay Restaurant

Secure a Scarce Restaurant Condo Asset with Built-In Value.



## Entrance to 600,000 SF Business Park

Miami Airport Center, a master-planned complex. Across from Ocean Bank.



## Association Fees

\$1,498.41/month includes property insurance, nights and weekend security, water, sprinklers inspections and monitoring, trash collection, common area expenses



## Strategic Location

One of Miami-Dade's fastest-growing municipalities. Steps from City of Doral. Less than a mile from cargo area of Miami International Airport



## Ample On-Site Parking

Approximately 800 spaces of unassigned parking. Convenient for both employees and customers.



## 20+ Year Subway Tenancy

Exceptional operating history at this exact site. With 2 additional 5-year options

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