

# 4890 W 2 Avenue

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# Fortune International Realty



## 4890 W 2 Avenue Hialeah, FL

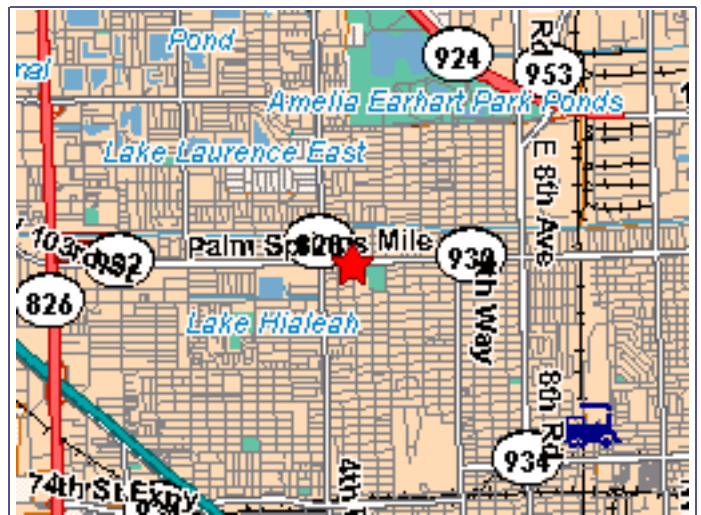
<b>County:</b>	Miami-Dade
<b>Property Type:</b>	Office Office Building
<b>Building Size:</b>	2,100 SF
<b>Building Class:</b>	B
<b>Lot Size:</b>	6,987 SF
<b>Occupancy:</b>	100%
<b>Price:</b>	\$675,000
<b>Price/SF</b>	\$321.43
<b>Cap Rate:</b>	6.00%
<b>Net Lease Investment:</b>	Yes

### Property Description

Freestanding Single Tenant Net lease Professional Medical office with two years remaining on initial lease term- Tenant pays all electricity & water - Lease has CPI increases every year -

### Location Description

Busy Corner with High Traffic count - Excellent location in the City of Hialeah - Great exposure on 49 Street



- Freestanding office Building
- 10 Parking spaces
- Great Exposure & Locality
- Good tenant

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# Miami Lakes Town Center

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**6685 Eagles Nest Lane**  
Miami, FL

<b>County:</b>	Miami-Dade
<b>Property Type:</b>	Land Office (land)
<b>Lot Size:</b>	76,567 SF
<b>Price:</b>	\$2,650,000
<b>Price/Acre:</b>	\$1,507,621

## Property Description

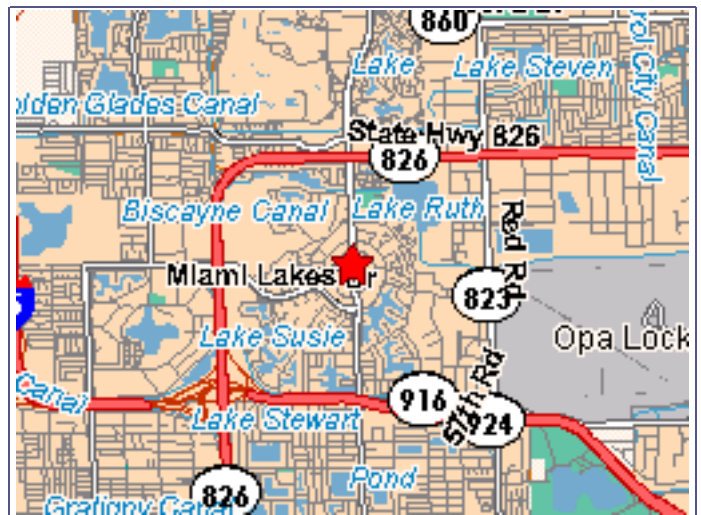
NNN Lease, with local restaurant, 13 year lease with CPI annual increases & Net Operating Income \$120,000. with excellent upside for Development of a 36000Sf Office Building. Total lot size 76,500+ Sq. Ft. 112 parking spaces, zoning permits construction for up to 36,000 Sq. Ft. Property recently appraised for \$2,500,000. Great opportunity call for more details.

## Location Description

Upscale area of Miami Lakes, recently renovated building. Two folios totalling 76,500+ Sq. Ft.

## Zoning Description

BU-2



- Net Net Net Lease
- NOI \$120,000 Plus CPI Increases
- Future Development Opportunity

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