

SUNSET INTERNATIONAL CENTER

6-UNIT OFFICE CONDOMINIUM INVESTMENT OPPORTUNITY

FOUNDRY
COMMERCIAL



7000 SW 97TH AVENUE, MIAMI FL 33173

INVESTMENT HIGHLIGHTS

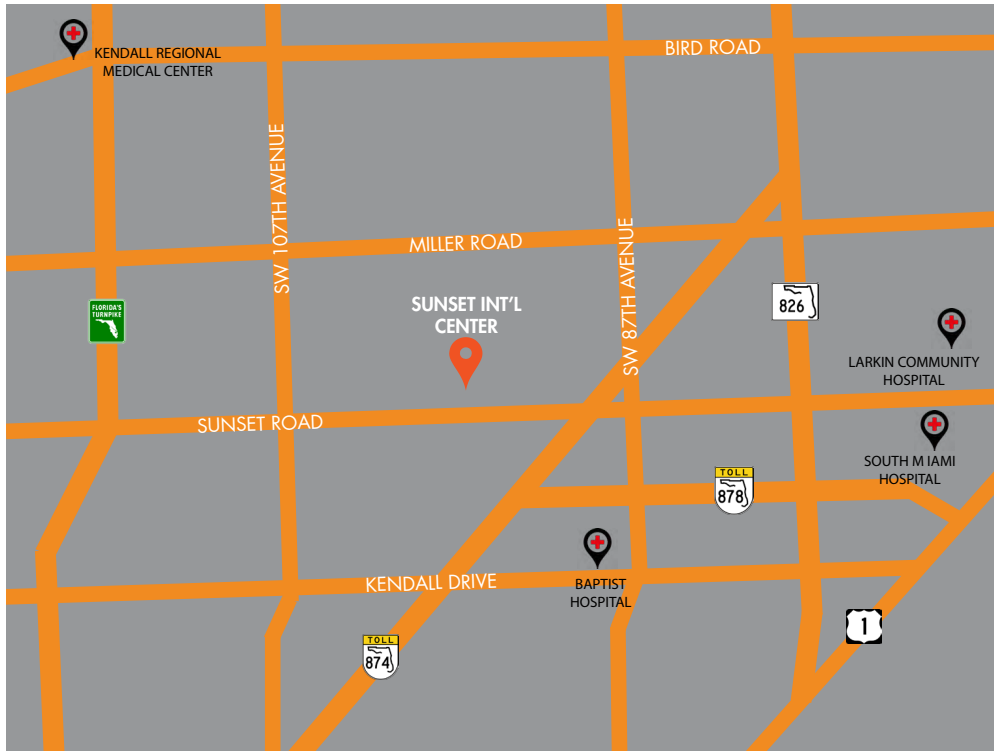
Foundry Commercial is pleased to present for sale a 6-unit professional office condominium portfolio located at SW 97th Avenue just north of Sunset Drive. The units total 12,878 SF and are sold as portfolio or individually.

- In place cash-flow with value-add potential
- Well-maintained, two story building with elevator
- Attractive and professionally landscaped property with 24/7 access
- On-site parking with valet service and reserved, access-controlled spaces available
- Units have separate HVAC and electric and are mostly leased to medical users

BUILDING FEATURES	
BUILDING SIZE	±62,836-SF
AVAILABLE FOR SALE	6-unit portfolio with ±12,878 SF
% LEASED	100%
TENANT MIX	Healthcare/Medical Use
YEAR BUILT	1982
BUILDING PARKING RATIO	±4.0:1,000 SF

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LOCATION ADVANTAGES

- Ideal location only 2.3 miles from Baptist Hospital and approximately 10 minutes from South Miami Hospital and Kendall Regional Medical Center
- Easy access to Florida's Turnpike and the Palmetto Expressway (SR 826)
- Within close proximity to numerous coffee shops and restaurants



For more information, please contact:

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