

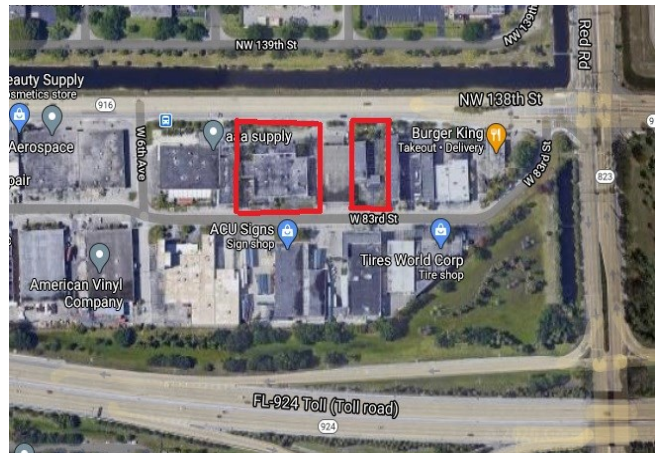
+/- 27,600 SQ. FT.



490 & 550 WEST 84 STREET, HIALEAH, FLORIDA

Features: INVESTMENT OPPORTUNITY

- **+ 27,600 Total Sq. Ft. Medical Facility**
- **+22,700sf (550 Bldg) & +4,900sf (490 Bldg)**
- **Fully Air Conditioned Facilities**
- **10' Clear Ceiling Height—New Roof**
- **\$182,700 Annual Income NNN (550 Building)**
- **\$57,500 Annual Income NNN (490 Building)**
- **Sept. 30, 2021 Lease Expiration**
- **Five (3) Year Options to Renew**
- **90 Day Notice to Renew**
- **\$2,750,000 Purchase Price (550 Building)**
- **\$ 750,000 Purchase Price (490 Building)**



Daniel P. Cook

Licensed Real Estate Broker

(305)362-2299

www.cookcommercialrealty.com

dancook@cookcommercialrealty.com

Information contained herein has been obtained from owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.