

DOMINION

PRIVATE CLIENT GROUP

GOLDEN SANDS – BANK OF AMERICA
1313NW 36 STREET, MIAMI, FL 33142



DOMINION PRIVATE CLIENT GROUP

PORT ST LUCIE, FLORIDA

TELEPHONE: (772) 204-0741

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MAY LOSE VALUE. READ ALL OFFERING DOCUMENTS CAREFULLY BEFORE INVESTING.

PROPERTY DETAILS

Excellent investment opportunity, ground floor has been occupied by Bank of America since 1995, other tenants include Miami Dade County Health Dept., State Attorney's office and the City of Miami. Property is in excellent condition with many recent capital improvements.

Located in a subsection of Miami called Allapattah, approximately one mile to Midtown Miami, two miles to downtown Miami, and two miles to Miami International Airport.

SUMMARY

Price:	\$8,700,000
Building Size:	76,879 SF
Price/SF:	\$113.16
Property Type:	Office
Property Sub-type:	Office Building
Property Use Type:	Investment
Cap Rate:	7%
Occupancy:	95%
Building Class:	C
Tenancy:	Multiple
Lot Size:	1.71 AC
Net Operating Income:	\$609,000

CONTACT

DOMINION
REAL ESTATE INVESTMENT GROUP

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