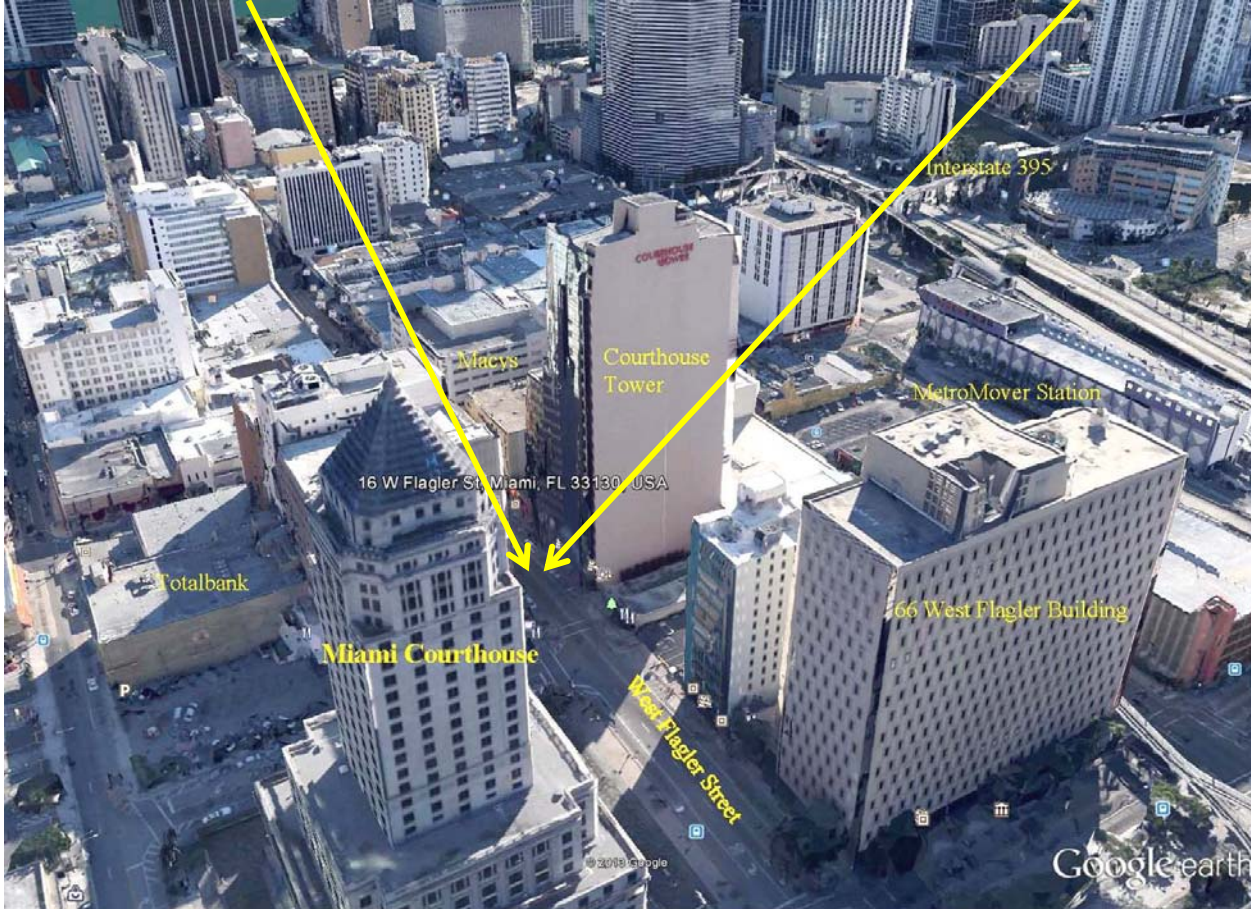
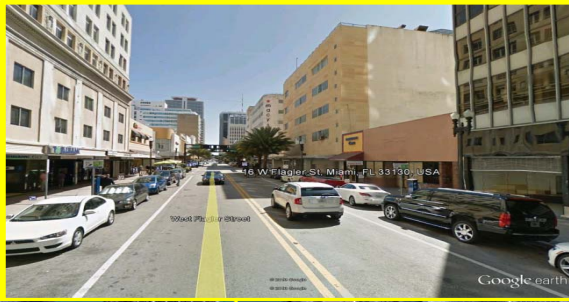


COMMERCIAL BUILDING & DEVELOPMENT SITE

16 West Flagler Street, Miami, Florida



- **Price: \$3,300,000.00**
- Building Square Footage: 6,105
- Lot Size: 5,865 Square feet
- Zoning: 6401 Commercial (T6-80)
- Year built: 1957
- Real Estate Taxes: \$24,021.54(2012)
- T6-80 zoning permits up to 40 stories
- Excellent signage and street front exposure.
- NNN Lease-Cap rate with current tenants is 5%.
- Ideal Downtown development site.

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