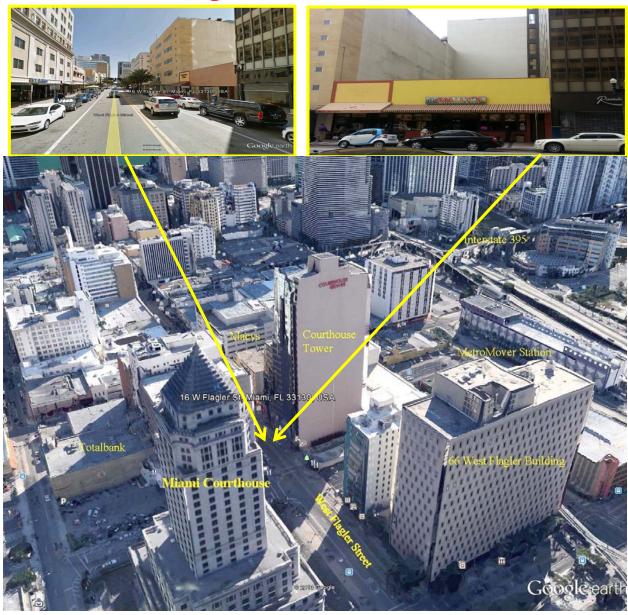


## **FOR SALE**



## 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.

Paul Silverstein, P.A. Broker-Sr. Vice President, Commercial Division (305) 794-9773 paul@fctus.com

www.FloridaCommercialTeam.com

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