

Class "A" Industrial/Office Condominium ±8,111 SF in North Miami-Dade For Sale @ ~~\$1,050,000.~~ \$850,000.



- In the center of it all, just off the Golden Glades Interchange & Palmetto Expressway
- Minutes to I-95, Florida's Turnpike, SR 9, 441, I-75, 826 and 836
- Surrounded by great labor markets: Hialeah and Opa Locka with the executive housing and amenities of Miami Lakes and the Beaches just minutes Away
- Hard to find combination of rear dock-level loading and BU-3 zoning at this size
- All concrete construction, including twin "T" roof, fully fire sprinklered
- Short sale subject to lender approval, with 50/50 commission split



 Exclusively Listed By:
Infinity Commercial Real Estate
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This information is believed to be accurate, and has been obtained from sources deemed to be reliable. All information should be verified independently. We are not responsible for misstatements of facts, errors, omissions, prior sale, price change or withdrawal without notice.



Sale Price

\$850,000.00

Down Payment

\$85,000.00

Principal Financed at 90%

\$765,000.

Monthly Mortgage Payment

Variable \$4,929.00
Fixed \$5,328.00



Together we'll go far



U.S. Small Business Administration



For further information, please contact:

Lee J. Elmslie
Business Development Officer
Wells Fargo SBA Lending

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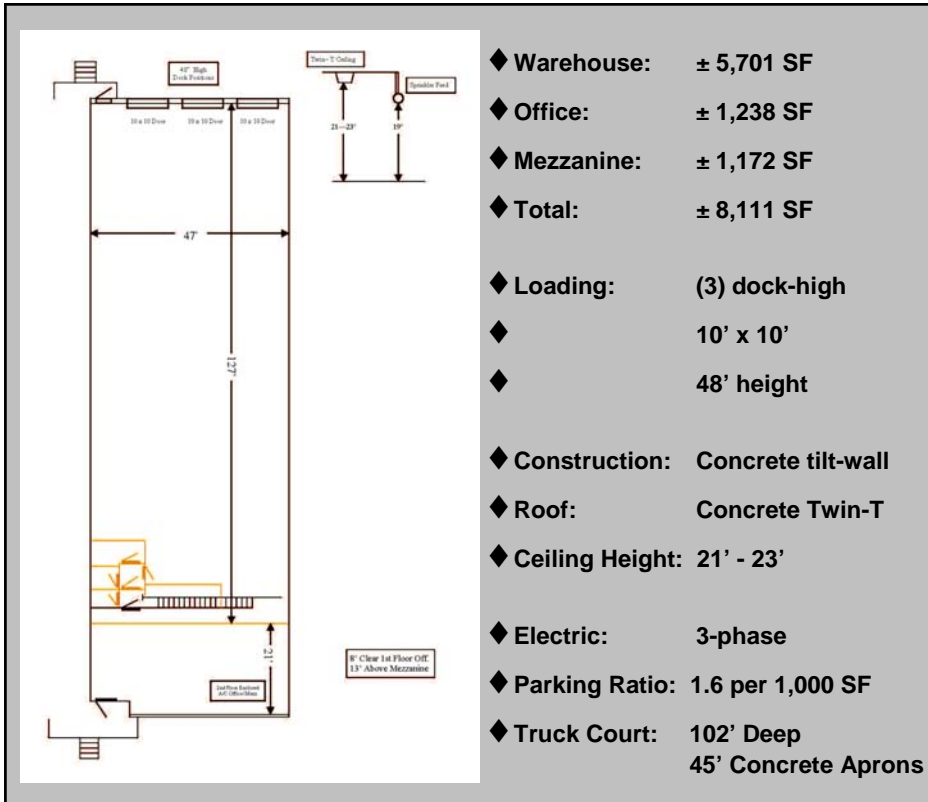
Wells Fargo SBA 7(a) Loan Program

Mortgage Terms:

- As low as 10% down
- Up to 25-year amortization & term
- Up to \$5 Million
- Variable rate = Prime + 2.5%
- or -
- Fixed for 25 years @ 6.95%

Timeframes:

- Prequalification within 48 hours (no charge or obligation)
- Loan commitment within 10 business days
- Funding as fast as 45 days



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