



**+/- 44,600 SQ. FT.**

**7740 - 7784 WEST 2ND CT, HIALEAH, FLORIDA**

## **INVESTMENT OPPORTUNITY FOR SALE**

- 3 Buildings Totalling ± 44,600 Sq Ft
- 10% Office Each Bay
- 1 Street level door per bay
- Situated on 84,089 Sq Ft / 1.9 Acres
- 16' Ceiling Height
- Zoned Light Manufacturing / Storage M-1
- Built 1970 - 3 Phase electric
- 40 Year Re Certified
- Purchase Price: \$13,750,000



**Daniel P. Cook**  
Licensed Real Estate Broker



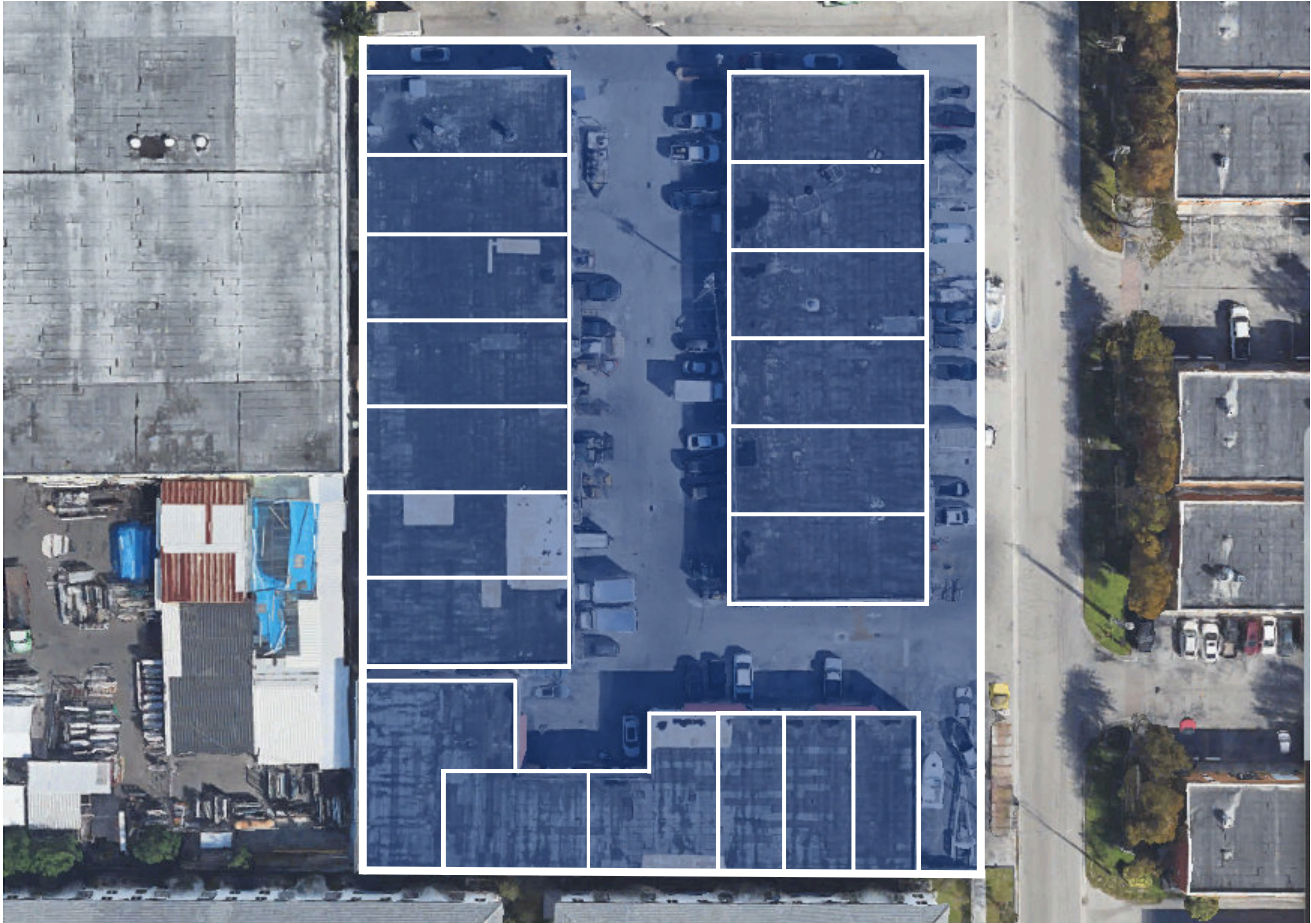
 **(305)362-2299 - Office**

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 **www.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.





## FEATURES

- 7740 W 2nd Ct, Hialeah, FL  
(6) Bays of 1500 - 3,000 Sq Ft Each
- 7800 W 2nd Ct, Hialeah, FL  
(7) Bays of 2500 Sq Ft Each
- 7784 W 2nd Ct, Hialeah, FL  
(6) Bays of 2500 Sq Ft Each
- Short Term Leases

## INCOME APPROACH

- Current Gross Income  
\$831,864 / \$18.67 PSF
- Projected Gross Income  
\$981,200 / \$22.00 PSF
- Current Net Income - \$717,196
- Projected Net Income - \$866,532
- Insurance (No Windstorm) - \$21,500
- 2024 RE Taxes - \$93,168