



South Dade Business Centre - Building B

16155 W 117th Ave #15, Miami, FL 33177

COMPASS



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South Dade Business Centre - Building B

\$1,195,000

Amazing Opportunity to own this multiple-purpose use Flex space conveniently combining office and warehouse. Strategic location close to FL Turnpike, main highways and Tamiami Executive Airport. This 2-story...

This two-story flex condominium offers a versatile combination of office and warehouse space in a highly accessible Miami location. Spanning 3,050 square feet, the property features a functional layout with nine...

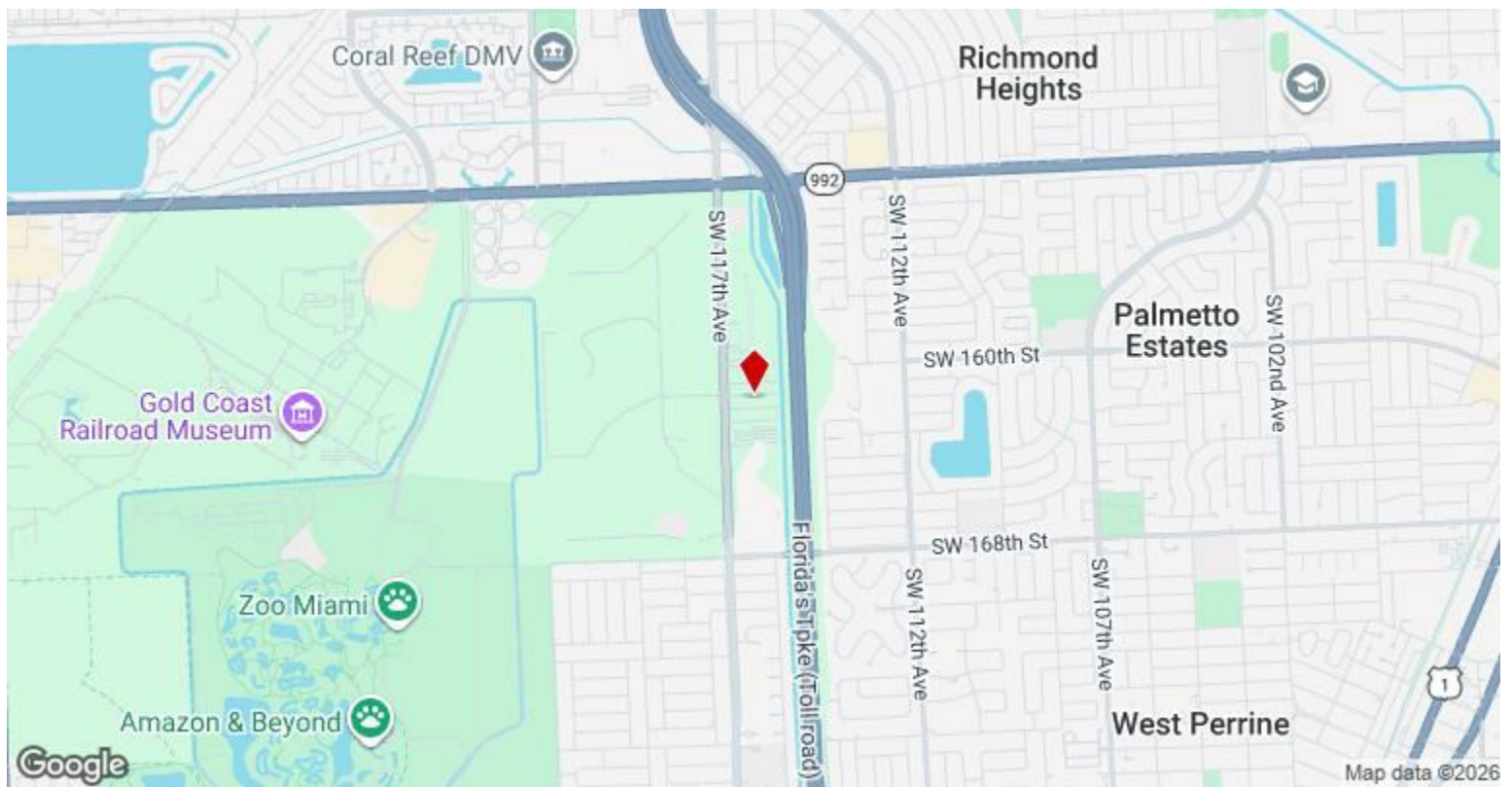
- Two-story flex condo combining office and warehouse functionality.
- Nine office areas, glass conference room, reception, and lunchroom.
- Convenient rear loading access for warehouse operations.
- Located near Florida Turnpike, major highways, and Tamiami Executive Airport.
- Includes two assigned parking spaces plus guest parking.



Price:	\$1,195,000
Unit Size:	3,050 SF
No. Units:	1
Total Building Size:	42,309 SF
Property Type:	Flex
Property Subtype:	Light Distribution
Sale Type:	Investment or Owner User
Building Class:	B
Floors:	2
Typical Floor Size:	21,155 SF
Year Built:	1989
Lot Size:	1.03 AC
Parking Ratio:	0.05/1,000 SF

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Adina Logistics	-	
AHP Group	-	
Andar International	-	
Bilmor With Advertising Specialty	-	
Cooling Equipment Tech Inc	-	
Law Offices Diego David Valdez PA	-	
Law Offices Or Yvette E Blackwell-Gomez PA	-	
Mamco Jeep Accessories & Parts	-	
Prams Water Shipping Co Inc	-	
Reas Pest Control	-	



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Amazing Opportunity to own this multiple-purpose use Flex space conveniently combining office and warehouse. Strategic location close to FL Turnpike, main highways and Tamiami Executive Airport. This 2-story property with a total of 3,050 sqft features a great layout: as soon as you walk in you see lots of natural light, an elegant glass conference room, a reception area, 2 bathrooms, lunchroom, 3 extra offices and spacious warehouse. Then upstairs you have a sitting room with 3 offices and a large space for anything you need. In total there are 9 areas for office spaces. Easy warehouse access on the back perfect for loading. 2 Assigned parking spaces and additional guest parking. Perfect for med spa, clinical office, insurance company, law offices or any business that requires spacious office space.

Property Photos



Property Photos



Building Photo

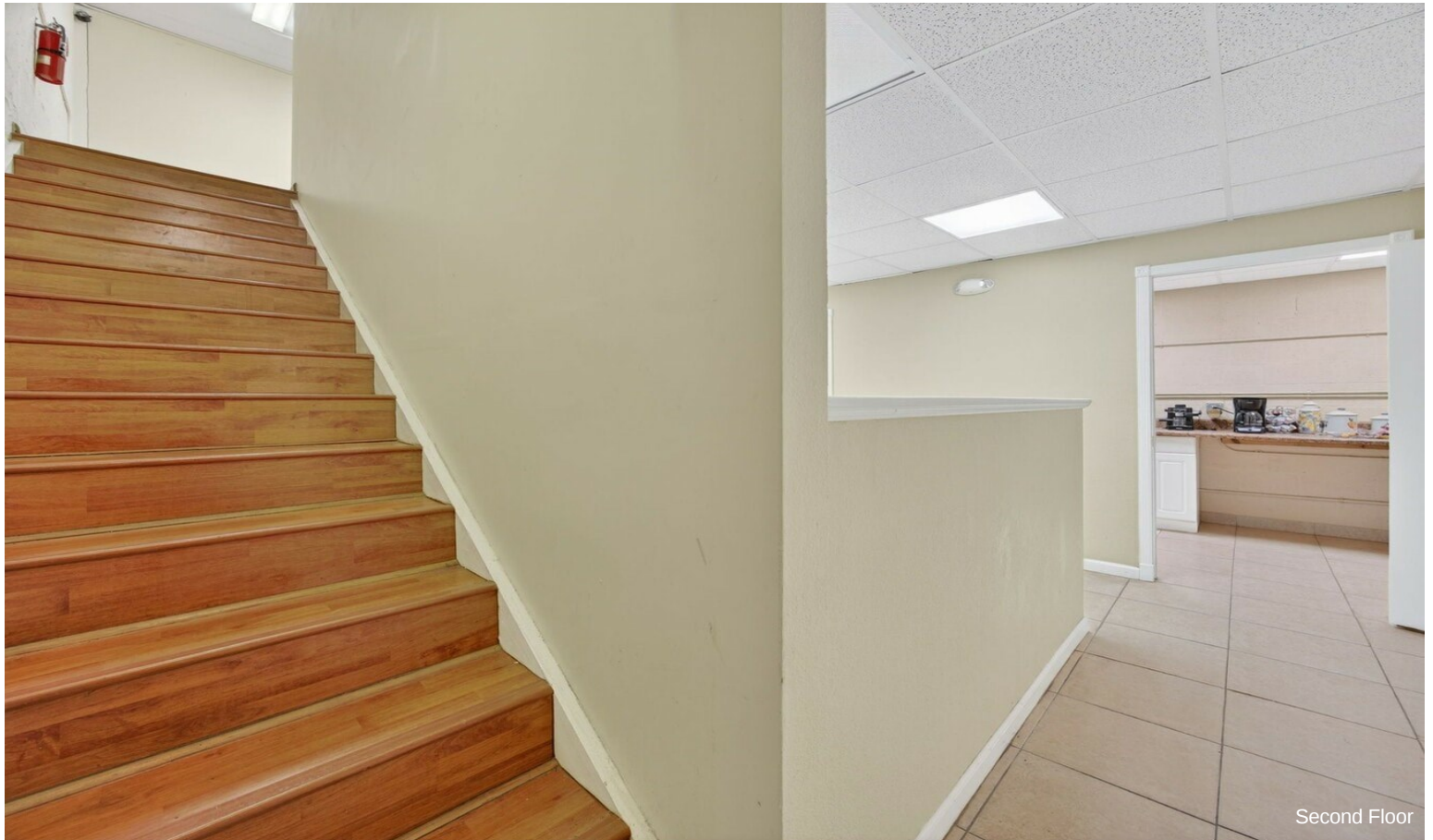


Building Photo

Property Photos



Property Photos



Property Photos



office 3



Back

Property Photos



Building Photo



Building Photo