



Investment Opportunity

Ives Dairy Commerce Center

Location



Rise Listings



Ives Dairy Rd

Subject



Investment Highlights

Price: \$1,450,000

Seller will: Leaseback at \$15.89 NNN or \$141,600

Annually

ADDvantage Technologies Group will extend lease for 1 year

Total Sq. Ft: 8,910 Sq. Ft

Zoning: IU-2 - INDUSTRIAL DISTRICTS, HEAVY MANUFACTURING

Operating Expenses

2017 Property Tax	
20217	\$3,248.96
20221	\$3,342.74
20225	\$3,342.74
20237	\$3,342.74
20241	\$3,342.74

Monthly Association Fee	
20217	\$445.52
20221	\$405.15
20225	\$405.15
20237	\$405.15
20241	\$405.15
Total Monthly Rent	\$2,066.08

Investment Opportunity

20217 Northeast 16th Place

Folio: 30-1232-026-0300
-1,745 SF



20225 Northeast 16th Place

Folio: 30-1232-026-0320
-2,015 SF



20221 Northeast 16th Place

Folio: 30-1232-026-0310
-2,040 SF



20237-20241 Northeast 16th Place

Folio: 30-1232-026-0350
30-1232-026-0360
-3,110 SF





Keith A. Darby, CCIM
President

200 S. Biscayne Blvd., Suite 300 ▪ Miami, FL 33131
Work: (305) 859-1606

RISEREALTY.COM

This document is being furnished to the recipient exclusively for the recipient's own use and convenience. It is the responsibility of the recipient to assure itself that the information contained herein is accurate and complete. Any reliance on the contents shall be solely at the recipients own risk. This document being produced to the recipient without any warranty or representation of any kind or nature, express or implied, as to its content, its suitability for any purpose, its accuracy, veracity or completeness. As a cushion for the potential buyer please consult a CPA or attorney before signing any agreement to this offer.

Obtain a clearance before signing any document. Rise Realty expressly reserves the right at its sole discretion to reject any or all offers of the property and to terminate discussion with any party at any time with or without notice.

Please review the above information. If you send an offer or have a question, please via email at info@RiseRealty.com