

PRIME ALLAPATTAH INDUSTRIAL

2005 NW 10th Ave, Miami, FL 33127

SALE PRICE: \$3,200,000 (Real Estate & Business)

"A turnkey cash-flow engine on prime high-density urban core land."

THE OPPORTUNITY

- **9,047 SF Lot** in the booming Allapattah corridor.
- **3,136 SF Building** fully equipped for automotive.
- **T6-8 Zoning:** Massive redevelopment potential for mixed-use/residential.
- **Grandfathered Status:** Hard-to-get licenses & spray booth permits included.

SELLER FINANCING

Beat the Bank Rates!

- 30% Down Payment (\$960k)
- 6.5% Fixed Interest Rate
- 3-5 Year Balloon Options
- Bypass 90-day bank approvals & close ASAP.

LOCATION HIGHLIGHTS

Strategically located with direct frontage on NW 10th Avenue. Minutes from **Wynwood Art District**, **Jackson Memorial Medical District**, and **Miami International Airport**. Immediate access to I-95 and SR-836 ensures maximum visibility and logistical ease for any operation.

INCLUDED INVENTORY

Fully turnkey operation with 40+ years of goodwill. Sale includes: **Licensed Spray Booths, Frame Machines, Heavy-Duty Lifts, and existing Service Contracts.**

FOR MORE INFORMATION OR A PRIVATE TOUR:

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FOR SALE