

KONIVER  
STERN GROUP

## NORTH MIAMI RETAIL BUILDING FOR SALE



**995 NE 135 STREET, NORTH MIAMI, FL**

Approximately 3,000 SF retail building

Approximately 11,000 SF lot

Located at the corner of West Dixie Highway  
and NE 135th Street

Fully demised spaces

Strong visibility at highly trafficked intersection

25,500 vehicles per day on NE 135th Street

Asking \$995,000



**NELSON FOX**

305-785-4455

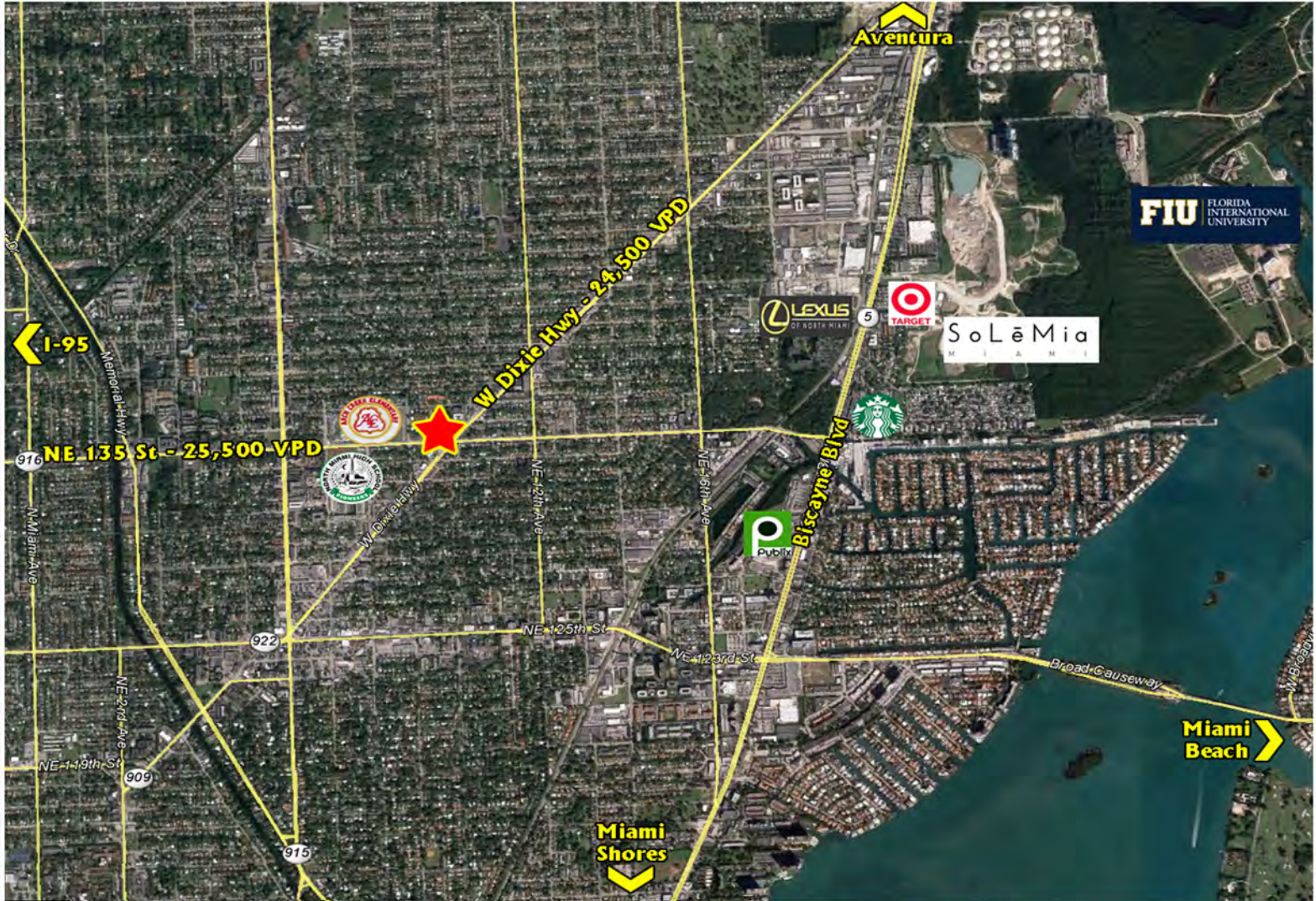
[nelsonfoxx@gmail.com](mailto:nelsonfoxx@gmail.com)

1665 WASHINGTON AVENUE, PH - MIAMI BEACH - FL - 33139 - 305.532.6100

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

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## 995 NE 135th STREET, NORTH MIAMI, FL

Rent Roll  
995 NE 135th Street Partners, LLC

Tenant

Tenant	Gross Rent	Taxes	Insurance	Sales Tax	Total Collected Monthly
Royal Enterprises International LLC	4,410.00	313.54	179.58	343.22	5,246.34
Barber Shop Rent commencement April 2017	2,000.00			140.00	2,140.00
<b>Total Collected Monthly</b>	<b>6,410.00</b>				<b>7,386.34</b>
Net Income after Sales tax				Montly	6,903.12
				Yearly Income	82,837.44
Taxes Paid on Property 2016	\$ 7,235.53			Taxes not Double Net	(3,473.00)
Insurance on Property	\$ 4,853.00			Ins. Not Double Net	(2,571.84)
				Yearly Expenses	(1,770.00)
				Net Income	75,022.60
				Purchase Price	995,000.00

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