



Prudential

**CRES Commercial
Real Estate SFL**

**15620 & 15660
WEST DIXIE HWY**

FEATURED FOR SALE



15620 & 15660 West Dixie Hwy
North Miami Beach, FL 33162

- Built in 1970
- The property is zoned B-2, General Business District
- Current use: Automotive (grandfathered)
- Two Buildings - 1st building 7,192 Sq. ft.
2nd building 4,268 sq. ft. total sq. ft. 11,699 Sq. Ft.
- Folio # 07-2216-018-0120, 07-2216-018-0140,
07-2216-018-0150, 07-2216-018-0170,
07-2216-018-0180
- Total land .754 acre; 450' fronting on Dixie Hwy
- Tenant Relocating - being sold as vacant
- For Sale: **\$2,950,000**

We Know.

**Prudential CRES Commercial
Real Estate SFL**
5301 N. Federal Hwy, Suite 150
Boca Raton, FL 33487
tel. 561-995-8887
fax. 561-995-7151
www.prudentialcressfl.com

Jerry Lehman, CCIM, SIOR

561-995-8887

jlehman@prudentialcressfl.com

Offices throughout South Florida

This information is believed to be accurate. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price or withdrawal from the market without notice. © 2006, Prudential Financial. Prudential Real Estate brokerage services are offered through the independently owned and operated network of broker member franchisees of The Prudential Real Estate Affiliates, Inc., a Prudential Financial company. Prudential is a registered trademark of The Prudential Insurance Company of America. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

© 2006. An independently owned and operated member of Prudential Real Estate Affiliates, Inc.
Prudential is a registered service mark of The Prudential Insurance Company of America. Equal Housing Opportunity.