

AVAILABLE

± 2,500 SF

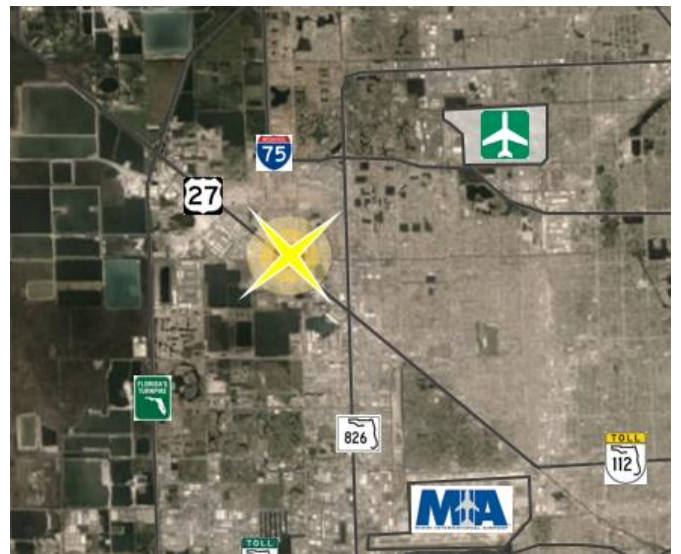


10700 NW 89 AVENUE, HIALEAH GARDENS, FL

Special Features:

- ± 2,500 SF
- Small Office
- 1 Street Level Loading Door
- General Commercial B-2 Zoning
- Frontage on Okeechobee Frontage
- Exposure on Okeechobee Road (US 27)
- Location offers excellent access to Florida Turnpike, Palmetto Expressway & I-75.

Lease Rate: \$8.50 PSF Gross



**7545 West 24 Avenue, S-100
Hialeah, Florida 33016**

For Additional Information Please Contact:

**Carlos Velasquez, SIOR, Senior Director
Raydel Enriquez, Sales Associate
305-817-8899
www.vivogroup.net**

Note: This offering subject to errors, omissions, prior sale or withdrawal without notice



General business district (B-2) uses.

Permitted uses.

The following, or similar uses, are allowed in the B-2 zoning districts, while all other uses are conditional or prohibited:

(1) All B-1 permitted and special exception uses permitted in the B-1 district. (2) Retail stores. (3) Banking and financial establishments. (4) Entertainment (theater, arcades, recreation centers). (5) Hotel and motel. (6) Offices. (7) Grocery stores. (8) Restaurants. (9) Commercial or trade schools. (10) Fraternal lodges. (11) Funeral homes. (12) Garden and building supply, plant nurseries. (13) Fitness and health clubs. (14) Veterinary clinics, kennels prohibited. (15) Public service/utility uses. (16) Automobile parking garages, not over three stories in height. (17) Hospitals (other than animal hospitals). (18) Liquor package stores. (19) Major department stores. (20) Office parks. (21) Regional shopping centers. (22) Rehabilitation centers, clinics. (23) POS, CF and RW uses. (24) Houses of worship. (25) Fast food establishments. (b) Accessory uses.

The following accessory uses and structures are allowed in this zoning district:

(1) None allowed. (c) Special exceptions. The following uses may be allowed subject to requirements as set forth in section 78-36: (1) Educational facilities (charter or private schools). (2) Nursing homes. (3) Child day care centers. (5) Auto sales (along NW 103 Street and Okeechobee Frontage Road only). (6) Gas stations — no repairs (along NW 103 Street and Okeechobee Frontage Road only). (7) Nightclubs, pubs and bars. (8) Restaurants with bars as an incidental use. (9) Car wash.



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