

DEAL OF THE DAY

Office building bought for \$3.75 million

Address: 20880 W. Dixie Highway, Miami-Dade County

Property type: 17,148-square-foot office building completed in 1999 on 1.74 of an acre

Price: \$3.75 million, or \$218.68 per square foot

Seller: D&M Investments Inc., Marcos Drobiner, president

Buyer: Grand Shore LLC, Kevin Faith, manager

Past sale: \$435,000 in 1996



A.M. HOLT

on 0.13 of an acre

Price: \$420,000, or \$168.67 per square foot

Seller: Norman Young

Buyer: 2517 NE 9TH Avenue LLC, Nadel Donald, managing member

Hollywood apartments purchased for \$365,000

Address: 2034 Washington St., Hollywood

Property type: 8-unit apartment building completed in 1968 on 0.1 of an acre

Price: \$365,000, or \$45,625 per unit

Seller: NBDA Enterprises LLC, Dennis Arrechavala, managing member

Buyer: Turnberry Bank

Past sale: \$450,000 in May 2004

\$260,000 buys apartment building and parking lot

Address: 403 N. Dixie Highway, Hallandale Beach

Property type: 8-unit apartment building completed in 1955 on 0.14 of an acre and a 0.14-acre parking lot

Price: \$260,000, or \$32,500 per unit

Seller: Landmark Bank, West Hipp, vice president

Buyer: Sharp Real Estate Holdings LLC, Mark Antonelli, manager

Bank seeks \$3.8 million for building and land

Sunstate Bank filed a foreclosure action against the owner of a Dania Beach industrial building and vacant industrial parcel. The bank seeks \$3.8 million.

Address: 4607 SW 44th Ave., Dania Beach

Property type: 12,120-square-foot industrial building completed in 1956 on 1.14 acres and a 3.47-acre industrial parcel

Property owner: Front Water Investments LLC, William Rish,

managing member

Lender: Sunstate Bank

Foreclosure amount: \$3.8 million

Original loan value: \$3.8 million on Nov. 30, 2007

Opa-locka warehouses deal for \$1.79 million

Address: 3680 NW 135th St., Opa-locka

Property type: 28,177-square-foot warehouse built in 1976 on 3 acres and a 85,668-square-foot warehouse built in 1974 on 4 acres

Price: \$1.79 million, or \$15.72 per square foot

Seller: PKO LLC, Albert Panzarella, manager

Buyer: Waste Services of Florida Inc., William Hulligan, director

Past sale: \$2.2 million in December 2006

Sale of four commercial parcels tops \$1 million

Address: Southwest of Gratigny Road and Northwest 17th Avenue, Miami-Dade County

Property type: Four commercial

parcels totaling 0.7 acres

Price: \$1.09 million, or \$36.03 per square foot

Seller: Nemo Credit Corp., Stephen Rabbitt, president

Buyer: Miami NW 17th and NW 119th LLC, Nick Stratigakes, manager

Wilton Manors building acquired for \$420,000

Address: 2517 NE Ninth Ave., Wilton Manors

Property type: 2,490-square-foot office building completed in 1991