

2292 SW 22nd St
MIAMI, FL 33145



JEANNIE MONTES DE OCA P.A.

EXPERTISE · SERVICE · DEDICATION

MIAMILUXURYRESIDENTIAL.COM



2292 SW 22ND ST



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OFFERED AT \$2,700,000

2292 SW 22nd Street offers an exceptional opportunity to acquire a well-located retail property along the vibrant Coral Way corridor in Miami. With 4,450 adjusted square feet of retail space on a 5,000 SF lot, the property currently consists of two units in a high-visibility, pedestrian-friendly location.

2292 SW 22ND ST



PROPERTY DETAILS

Property Type: Commercial mixed-use – Store – Retail / Storage

Property Address: 2292 SW 22 St, Miami, FL 33145

Lot Size: 5,000 SF

Zoning: T5-0

Tenancy 2 Retail Rentals

Offering Price: \$2,700,000.00

Price Per Square Foot: \$450.00 PSF +/-

Building Size: 4,500 SF 1st Floor
1,700 SF 2nd Floor Mezzanine

Year Built: 1946

Parking: Street Parking Available
Visibility: Frontage on SW 22nd Street
(Coral Way)



TENANTS:

Peter Pan - Owner Occupied

Body Sense – Month to Month \$3200 p/m



PROPERTY IMPROVEMENTS

Land Improvements:

The subject has adequate on-site parking, the land-to-building ratio is considered low for the area.

Building Improvements:

Type of Building: Retail/Storage Building

Date of Construction: 1946 retail, 1970 2nd floor storage

Height: Typical for retail in this area

Type of Construction: Concrete Block Stucco on concrete slab.

Roof: Composite flat roof with substructure unknown.

Exterior Walls: Concrete Stucco painted.

Windows/Doors: Standard fixed pane glass, aluminum exterior doors, wood interior doors.

Floor Covering: Tile and some carpet

Interior Walls: Drywall, average condition

Ceilings: Acoustical tiles dated on one side

Air Conditioning & Heat: Central Air & Heat

Electricity: Independent breaker systems.

Lighting: Various fluorescent.

PRO FORMA

Units: 2

Adjusted Sqft: 4,450

Year Built: 1946

Land Size: 5,000 sqft

Rent per Sqft: \$40.00

Givens:

Rents: \$178,000.00

Auxiliary Income: 0.00%

Vacancy: 5.00%

Collection Losses: 0.00%

Operating Expenses: 10.00%

Reserves: 2.00%

Cap Rate: 6.00%

Millage: 0.00%

Cost of Closing: 0.00%

PGI & AUX Income: \$178,000.00

Less: Vacancy (5%): \$8,900.00

Less: Collection Losses: \$0.00

EGI (Effective Gross Income): \$169,100.00

Less: Expenses (10%): \$16,910.00

Less: Reserves (2%): \$3,382.00

Net Operating Income (NOI): \$148,808.00



BUILDING SKETCH VIEWER

Folio: 01-4115-006-0670

Actual Area: 6,202 Sq. Ft.

Address: 2292 SW 22 St, Miami, FL 33145

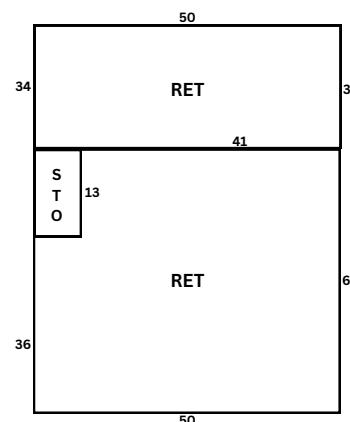
Living Area: 6,202 Sq. Ft.

Owner
ALFONSO MOR JT/RS
ALVARO DE PAULIS JT/RS

Adjusted Area: 5,777 Sq. Ft.

Building Number 1 of 1

Roll Year: 2024



WHU: Warehouse Upper Unit
STO : Storage/Retail

RET: Retail

Generated on: 3/12/2025

Disclaimer:

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assume no liability. See full Liability Disclaimer and User Agreement. See full disclaimer and User Agreement at <https://www.miamidade.gov/info/disclaimer.asp>



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