

# 2292 SW 22nd St

MIAMI, FL 33145



JEANNIE MONTES DE OCA P.A.

EXPERTISE · SERVICE · DEDICATION

MIAMILUXURYRESIDENTIAL.COM





2292 SW 22ND ST



# 2292 SW 22nd St

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

<b>Property Type:</b>	Commercial mixed-use – Store – Retail / Storage
<b>Property Address:</b>	2292 SW 22 St, Miami, FL 33145
<b>Lot Size:</b>	5,000 SF
<b>Zoning:</b>	T5-0
<b>Tenancy</b>	2 Retail Rentals
<b>Offering Price:</b>	\$2,700,000.00
<b>Price Per Square Foot:</b>	\$450.00 PSF +/-
<b>Building Size:</b>	4,500 SF 1st Floor 1,700 SF 2nd Floor Mezzanine
<b>Year Built:</b>	1946
<b>Parking: Visibility</b>	Street Parking Available 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

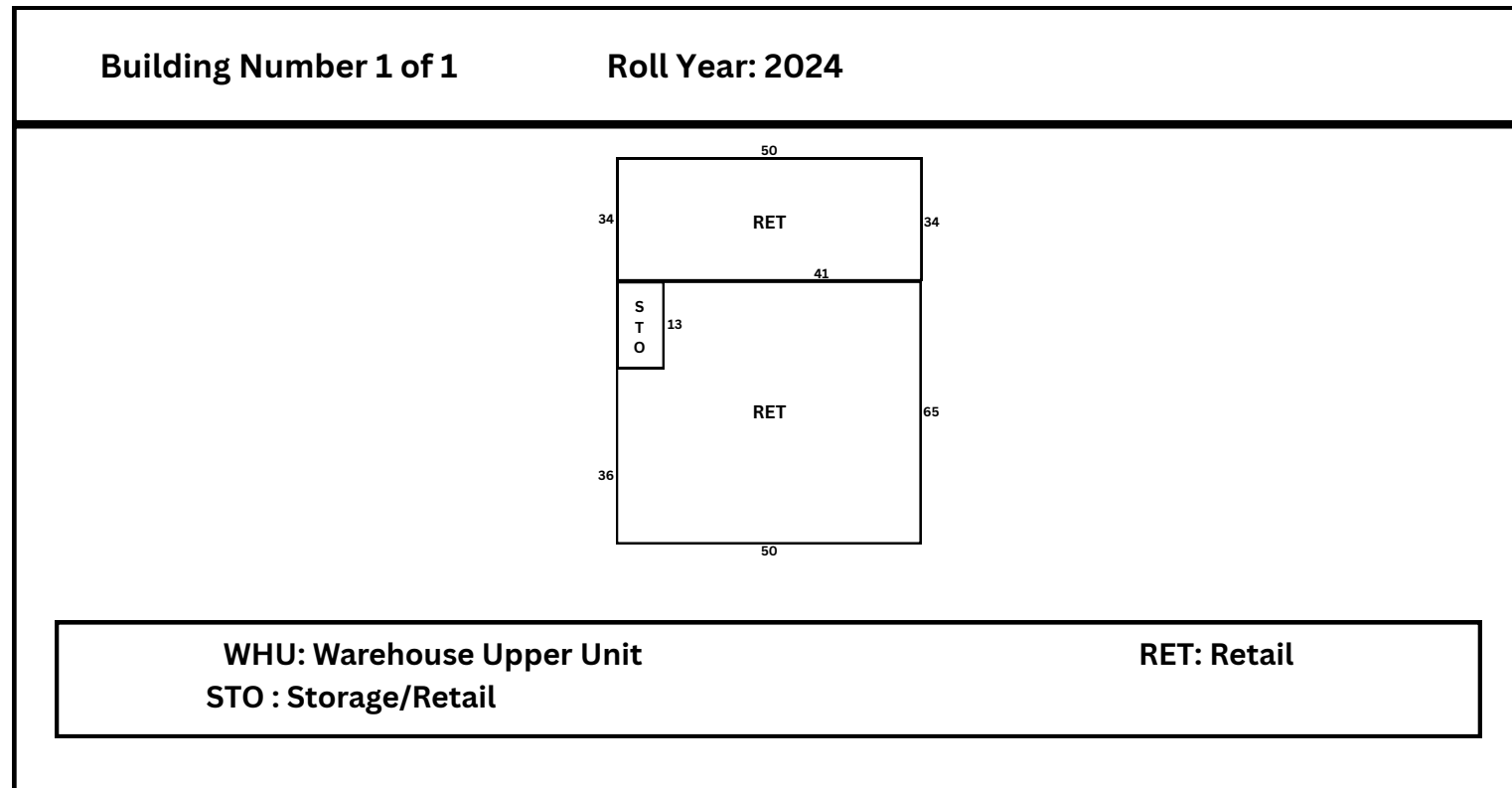
**Actual Area:** 6,202 Sq. Ft.

**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.



**Generated on: 3/12/2025**

**Disclaimer:**

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