



## 9519 Harding Ave Surfside, FL 33154

### “26 year land-Lease Investment”

Prime Miami Beach Retail Investment Opportunity just one block from the beach! 9521 Harding Ave presents a rare chance to acquire a 3,600 sq. ft. retail strip center in one of Miami Beach’s most sought-after locations. Offered as a land lease with 26 years remaining, this property provides both long-term stability and significant upside potential for investors.

Currently generating \$223,000 annually in rental income, the center benefits from strong tenant demand, excellent visibility, and high foot traffic. Its strategic positioning in a vibrant commercial corridor ensures continued value appreciation and future growth opportunities.

This is a compelling opportunity for investors seeking a stable income-producing asset with room for expansion.



**PRICE: \$1,500,000**

Building Size: 3,484 Sqft

Lot Size: 5,000 Sqft

Zoning: SD-B40 Commercial

#### Property Highlights:

- 26 years remaining on land lease
- Upside on increasing rents
- Prime Miami Beach
- Just one block from the sand



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