

CREATIVE FLEX BLDG

FOR SALE

7250 NE 4 AVENUE

LITTLE RIVER VALUE-ADD PLAY



SH WEAPINEIGHBORHOODS®
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METRO1.COM
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Executive Summary

Metro 1 Commercial is proud to exclusively present for sale 7250 NE 4 Avenue (“The Property”), featuring a 7,308 SF building on a 13,504 SF lot zoned D2. The Property fronts Rail 71, a 127,000 SF former warehouse repurposed into offices, restaurants, breweries, galleries, and more.

Located in Little River/Little Haiti—recently named the “coolest neighborhood in Miami” by Time Out Magazine—the area is rapidly transforming from industrial to creative office, retail, restaurants, breweries, showrooms, and other cultural uses. It is home to Miami’s best restaurant, Sunny’s Steakhouse; top entertainment venue, ZeyZey; the U.S.’s largest padel club, Ultra Padel; Michelin-starred Boia De; Bib Gourmand restaurant La Natural; plus Citadel Food Hall, Magic 13 Brewing, Imperial Moto Cafe, Fooq’s, Magie, Tran An, Raw Fit, Mid’s Market, Counter Culture Coffee, Eliou, Ogawa, Bar Bucce, Fiorito, and 727 Pilates, among others.

Several large-scale projects are underway, including the 349-unit Sixty Uptown at Magic City Innovation District, AJ Capital’s 27-acre mixed-use development, Cedar Street’s 191-unit project, Swerdlow’s mega development, Yakol’s HOUSE by Shigeru Ban, and Midtown Capital’s 348-unit project.

This presents an opportunity to acquire a property ripe for adaptive reuse redevelopment, attain creative office or retail rents, which now are in the \$30s to \$40s PSF on a NNN basis, while the neighborhood continues to get developed and retaining its vertical development upside.

Property Highlights

- + **Property Address:** 7250 NE 4 Avenue, Miami, FL
- + **Asking Price:** \$2,700,000
- + **Building Size:** 7,308 SF
- + **Land Size:** 13,504 SF
- + **Zoning:** D2
- + **Occupancy:** Vacant



Proposed Floor Plan



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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Proposed Renderings



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Current Condition



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- 1 Fiorito
- 2 Sunny's Steakhouse
- 3 The Boulevard Apartments
- 4 Raw Fit
- 5 Magic 13 Brewing
- 6 El Turco
- 7 Moe Studio
- 8 Laundromat Art Space
- 9 Sanguich
- 10 Ironside
- 11 Kurku Dukkani
- 12 Choublak Garden
- 13 Verde
- 14 Brawlerz Box
- 15 Villain Theater
- 16 Vinonueva
- 17 Piero Atchugarry Gallery
- 18 Sullivan Street Bakery
- 19 La Wagyeria
- 20 Locust Projects
- 21 Betr
- 22 Pan American Projects
- 23 Hagerty Social
- 24 Emporium Brazil
- 25 Chef Creole
- 26 Piman Bouk Bakery
- 27 Cindy Lou's Cookies
- 28 The Workshop
- 29 Ogawa
- 30 Imperial Moto Cafe
- 31 Eliou
- 32 Fooq's
- 33 Whole Hog BBQ
- 34 Consignment Bar
- 35 Flora Plant Kitchen
- 36 Praga Salon
- 37 Artpie
- 38 Plant the Future
- 39 Mandolin
- 40 Europa Cafe
- 41 Starbucks
- 42 Panther Coffee
- 43 Ceviches by Divino
- 44 O'Munaciello
- 45 Uptown 66
- 46 Blue Collar
- 47 Luna Pasta
- 48 Vegan Bites
- 49 Phuc Yea
- 50 Moshi Moshi
- 51 NiDo Cafe
- 52 Ensenada
- 53 Mad Records Café
- 54 Cuckoo Clock
- 55 Half Moon Empanadas
- 56 Shawarma Saj
- 57 Clive's Cafe
- 58 Adelita's Cafe
- 59 Sur
- 60 House of Food Porn
- 61 Caracas Bakery
- 62 Swerdlow + Related | 5,000 Units

Aerial Context



Aerial Context



Little Haiti / Little River Context Map



THE CITADEL FOOD HALL

website - thecitadelmiami.com
30,000 SF Food Hall, Office, & Rooftop
Fully Leased
22,000 SF Entercom HQ



IRONSIDE

website - miamiironside.com
50 spaces housing restaurants, offices, retailers, and services



EBB & FLOW

website - ebbandflow.miami
34,000 SF of Restaurant, Retail, & Office
\$35 - \$40 PSF NNN Rents



PLANT THE FUTURE

website - plantthefuture.com
20,000 SF Retail Oasis + Upcoming F&B



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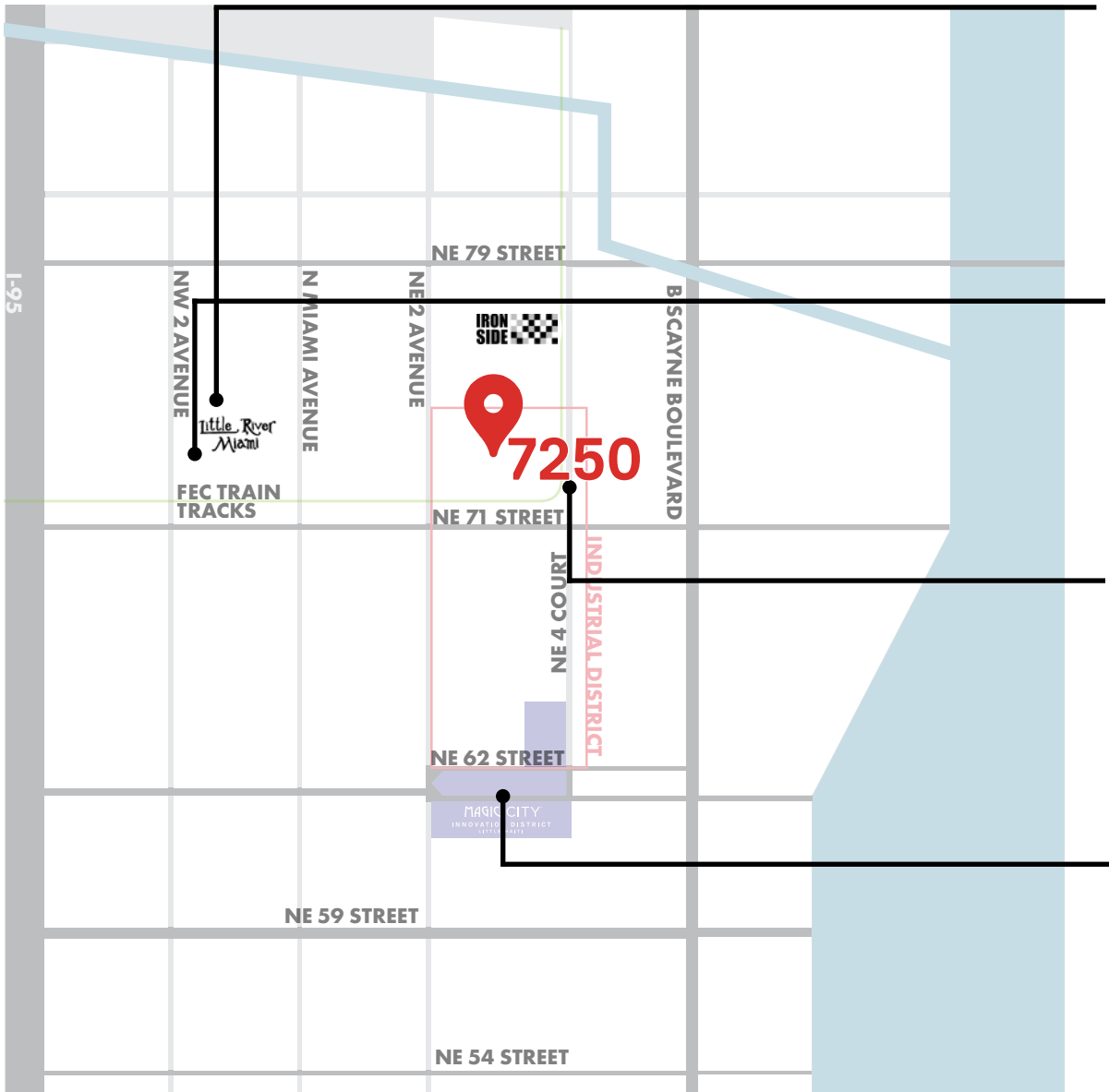
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Little Haiti / Little River Context Map



IMPERIAL MOTO CAFE

website - imperialmoto.com
Trendy coffee shop in the heart of LittleRiver.Miami



LA NATURAL

instagram - [@lanaturalmiami](https://www.instagram.com/lanaturalmiami)
Trendy pizza spot by creator of Palmar Wynwood and Alter Wynwood



RAIL 71

120,000 SF of Office, Showroom, and Retail space



MAGIC CITY INNOVATION DISTRICT

website - magiccitydistrict.com
182,000 SF of existing creative office, galleries, and restaurants
Upcoming 2,700 residential units, 2M SF of Office, 500K SF of Retail





THE DISTRICT TODAY

The Magic City Innovation District -Little Haiti currently has 182,000 SF of creative office, restaurant, retail and gallery spaces. Currently home to an eclectic mix of businesses from vintage auto dealer Schaltkulissee, Ultra Padel, Dinko Pickleball, CCOM, Maegan, Diane Lowenstein Gallery, Magic 13 Brewery and the venue ZeyZey.



ON THE HORIZON

Three towers are currently in the horizon for the District, and will be developed in the next 2-3 years. First an office tower co-developed with the Dupont Registry, for 370,000 SF, where Motorsports.com will house its HQ. Second, a 25-story residential tower with 349 luxury apartments and 13,200 SF of retail space.



THE LONG TERM VISION

Over the span of 10-15 years, Magic City Innovation District - Little Haiti will be developed into 2,700 residential units, 2M SF of office space, 500,000 SF of retail space, over 450 hotel units, and incorporate a commuter train station (construction starts on 2027) and a grand promenade.





THE DISTRICT TODAY

The Little River Miami district currently houses over 40 businesses spanning from restaurants to galleries to creative offices. Some of its most recognized businesses include the trendy pizzeria La Natural, national coffee roaster Counter Culture, local coffee shop



Imperial Moto Cafe, artist studios Fountainhead Studios, the Center for Subtropical Affairs, and new outposts from local, award-winning restauranteurs at Sunny’s, Fooq’s and Bar Bucca.

The district is a hub for the creative class, housing many business owners that started the creative movement in Wynwood and the Design District, paving the way for Little River. Miami to undergo a similar transformation



THE LONG TERM VISION

Currently, MVW Partners is seeking to rezone the 24+ acres portfolio that comprises LittleRiver.Miami from its existing 137 units allowed, into 531 units. The maximum height would be 10 stories.



[read more here](#)

[read more here](#)



Market Drivers - Swerdlow

THE PROJECT

Swerdlow Group is proposing a massive, mixed-use public housing project spanning 65 acres along Miami’s Little River and Little Haiti neighborhoods. The development could cost \$2.6 billion and create nearly 5,000 workforce and affordable housing units.

Coconut Grove-based Swerdlow Group responded to Miami-Dade County’s request for proposals to redevelop and expand four public housing projects. The entire project would include private land and would be mostly privately financed. It could take nearly a decade to complete. Arquitectonica was tapped to design the project.

Swerdlow would work with AJ Capital Partners, which owns a majority stake in a 27-acre portfolio of land in Little River. Swerdlow told the newspaper that it is one of the largest redevelopments planned in Miami.





THE DISTRICT TODAY

Situated in Miami’s Upper Eastside, Ironside features a vibrant, mixed-use urban center developed by visionary Ofer Mizrahi. With 60+ design showrooms, beauty salons, , local shops, art studios, cafes, playrooms, galleries and a wellness center.

The area features Ironside Pizza, one of Miami’s best pizza spots, and a long directory of design showrooms, architecture firms, and boutique retailers.





THE CITADEL COMPLEX
The Citadel encompasses a 30K SF Food Hall with a 22K SF second floor office leased by Entercom, one of the nation’s largest radio conglomerates, which runs Power 96 in SoFi. The rooftop of the Citadel is a full service bar and event space.



EBB & FLOW
Ebb & Flow features 34,000 SF of restaurant and retail space with trendy spots like La Santa Taqueria, Hachidori Ramen, Tran An Vietnamese Eatery, Lucio’s Wine Shop, and more.



Market Drivers - 320-Unit Biophilic ‘House - 237 N.E. 54 Street



BIOPHILIC ‘HOUSE’

YAKOL Capital, in collaboration with renowned Japanese architect Shigeru Ban, is planning an “attainable” condominium development in Miami-Dade County. The project, called House, will feature 320 residential units priced at approximately \$1,100 per square foot, with entry-level homes starting in the low \$300,000s.

Construction is expected to begin in 2026. The development will offer a potential pathway to U.S. residency for investors through the EB-5 visa program. Designed with a strong focus on sustainability and wellness, House will incorporate biophilic architecture—an approach that fosters a deeper connection between residents and the natural environment.

YAKOL Capital describes the design as one that enhances quality of life by integrating nature into everyday living. An image shared by the developer showcases the lush, nature-forward vision behind the project.

The 1.16-acre development site, located at 237 N.E. 54th Street, Miami, FL 33137, was acquired in 2023 for \$6.57 million by Toussaint Ateliers Residences. According to APEX Capital Realty, the site—currently occupied by a 1965-built low-rise multifamily property—is situated in a Qualified Opportunity Zone and carries a T5-O zoning designation.

House is just one of several projects in YAKOL Capital’s growing South Florida portfolio. The developer is also advancing a major mixed-use development spanning 700,000 square feet, which will include residential units and ground-floor retail. That project is being designed in partnership with acclaimed Dutch architecture firm MVRDV.



Market Drivers - Little River Center - 7924 NE 2 Avenue



LITTLE RIVER CENTER

Little River Center is located at 7924 NE 2 Avenue and features 70 live/work units on 59,400 rentable SF plus 45,000 SF of ground level retail and 15,000 SF of second level retail/office.

Located along NE 2 Avenue in Little River, this corridor features some of the coolest retail concepts in the neighborhood including the Citadel Food Hall, Sherwoods Bistro, the Ebb & Flow Retail Complex, and more



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Market Drivers - Cedarst Multifamily Project - 7737 NE 2 Ave



CEDARst
CEDARst acquired the property at 7737 NE 2 Avenue in 2022 which includes 65,520 SF of land.

CEDARst plans to develop a 12-story building containing 191 apartments, 8,009 SF of Retail, and 296 parking spaces.

CEDARst is known for being a trailblazer in micro-unit multifamily developments in the Chicago area, recognizing an unfulfilled need for quality, comfortable living spaces at an affordable price. All CEDARst properties provide a consistent experience that residents appreciate, centered around their thoughtfully designed, hospitality-driven, and community-oriented spaces.



[read more here](#)



Market Drivers - Historic Buena Vista



THE DISTRICT

The Historic Buena Vista neighborhood is located adjacent to the Miami Design District to the north, housing some of Miami’s most beautiful homes under a lush tree canopy landscape, offering a look and feel ideal for neighborhood restaurants and retail



The neighborhood has popular restaurants like Mandolin Aegean Bistro, Vista, Buena Vista Deli, Lemoni Cafe, Palat, Boia De, Shokudo, among others.

With a true neighborhood feel, Buena Vista is the best single-family house neighborhood closest to all the action of the Miami Design District, Midtown Miami, Wynwood, Edgewater, and Little Haiti/Little River.



Located right between the Design District and Little Haiti/Little River, the neighborhood offers a break from the quick pace of the Design District, while benefitting from its proximity.



MIAMI
DESIGN
DISTRICT

THE DISTRICT

A creative neighborhood where you can shop, dine, experience contemporary art and design, enjoy amazing events and get inspired. The District is home to more than 120 flagship stores like Balenciaga, Hermes, Fendi, Dior, Cartier, Louis Vuitton, and more – making it one



of the world’s greatest shopping areas. The District is surrounded by some of the best architecture in the country, right down to the award-winning Museum Garage. With design showrooms like Poliform and Holly Hunt, three cultural institutions — ICA Miami, the de la Cruz Collection and Locust Projects — within blocks of each other, and Instagrammable public art program woven throughout the streets.



A dining destination where world renowned chefs have set up shop. From low-key spots like OTL and Michael’s Genuine Food & Drink and the food hall concept of Mia Market, to buzzy hotspots like Swan, L’Atelier de Joel Robuchon, and Le Jardinier.



Miami Design District Associates is a partnership between Dacra, and L Catterton Real Estate, a global real estate development and investment fund that was established in 2016 by Catterton, LVMH and Groupe Arnault.

Cashflow Analysis

7250 NE 4 Avenue, Miami, FL

Cashflow Analysis

Investment Assumptions	
Purchase Price	\$ 2,700,000
Closing Costs (2%)	\$ 54,000
CapEx PSF	\$ 70 PSF
CapEx	\$ 511,560
Adjusted Basis	\$ 3,265,560
Going In Cap Rate	6.24%
Stabilized Year	2027
Reversion Cap Rate	6.25%

Rent Assumptions	
Building Size	7,308 SF
Proforma Base Rent	\$30 PSF
Lease Format on New Leases	NNN
Annual Increases	4.00%
Vacancy	5%
NNN	\$12 PSF

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Exit
Gross Rent	\$ 219,240.00	\$ 228,009.60	\$ 237,129.98	\$ 246,615.18	\$ 256,479.79	\$ 266,738.98	\$ 277,408.54	\$ 288,504.88	\$ 300,045.08	\$ 312,046.88	
Vacancy	\$ (10,962.00)	\$ (11,400.48)	\$ (11,856.50)	\$ (12,330.76)	\$ (12,823.99)	\$ (13,336.95)	\$ (13,870.43)	\$ (14,425.24)	\$ (15,002.25)	\$ (15,602.34)	
Gross Effective Rent	\$ 208,278.00	\$ 216,609.12	\$ 225,273.48	\$ 234,284.42	\$ 243,655.80	\$ 253,402.03	\$ 263,538.11	\$ 274,079.64	\$ 285,042.82	\$ 296,444.54	
NNN Reimbursement	\$ 87,696.00	\$ 91,203.84	\$ 94,851.99	\$ 98,646.07	\$ 102,591.92	\$ 106,695.59	\$ 110,963.42	\$ 115,401.95	\$ 120,018.03	\$ 124,818.75	
Vacancy for NNN	\$ (4,384.80)	\$ (4,560.19)	\$ (4,742.60)	\$ (4,932.30)	\$ (5,129.60)	\$ (5,334.78)	\$ (5,548.17)	\$ (5,770.10)	\$ (6,000.90)	\$ (6,240.94)	
Total Operating Income	\$ 291,589.20	\$ 303,252.77	\$ 315,382.88	\$ 327,998.19	\$ 341,118.12	\$ 354,762.85	\$ 368,953.36	\$ 383,711.49	\$ 399,059.95	\$ 415,022.35	
Expenses	\$ 87,696.00	\$ 91,203.84	\$ 94,851.99	\$ 98,646.07	\$ 102,591.92	\$ 106,695.59	\$ 110,963.42	\$ 115,401.95	\$ 120,018.03	\$ 124,818.75	
NOI	\$ 203,893.20	\$ 212,048.93	\$ 220,530.89	\$ 229,352.12	\$ 238,526.21	\$ 248,067.25	\$ 257,989.94	\$ 268,309.54	\$ 279,041.92	\$ 290,203.60	\$ 4,643,257.60
Cap Rate	6.24%	6.49%	6.75%	7.02%	7.30%	7.60%	7.90%	8.22%	8.54%	8.89%	

Sales Comparables

Total Sale Comparables	67
Time Period	2019 - Present

Building Price PSF Breakdown		
Mean Price PSF	\$	329.92
Min Price PSF	\$	45.67
Median Price PSF	\$	270.00
Max Price PSF	\$	984.53

Property Address	Sale Price	Bldg SF	Land	\$ PSF	\$ PSF Land	Sale Date	Year Built	Year Renovated	Zoning - Value
7301 NE Miami Ct	\$ 5,845,000.00	40,974	61,000	\$ 142.65	\$ 95.82	6/18/2025		1951	D2
8281-8325 NE 2 Ave	\$ 9,000,000.00	34,500	47,000	\$ 260.87	\$ 191.49	6/6/2025			T6-8 O
581-595 NW 54 St	\$ 1,800,000.00	6,905	10,800	\$ 260.68	\$ 166.67	5/1/2025			T5 O
572 NW 72 St	\$ 1,500,000.00	5,618	6,696	\$ 267.00	\$ 224.01	5/15/2025		1955	D1
261 NE 73 St	\$ 5,500,000.00	7,268	13,939	\$ 756.74	\$ 394.58	1/27/2025			D2
7230 NE Miami Ct	\$ 1,650,000.00	5,500	16,680	\$ 300.00	\$ 98.92	3/20/2025			D1
6800 NE 4 Ct	\$ 6,290,000.00	21,000	27,064	\$ 299.52	\$ 232.41	12/9/2024			D1
6444 NE 4 Ave	\$ 4,200,000.00	4,266	21,780	\$ 984.53	\$ 192.84	11/22/2024			D1
269 NE 69 St	\$ 1,780,000.00	6,746	8,125	\$ 263.86	\$ 219.08	2/7/2024			D2
5401 NW 2 Ave	\$ 2,250,000.00	10,340	18,797	\$ 217.60	\$ 119.70	12/1/2023		1926	T5-O
266 NE 60 St	\$ 2,500,000.00	5,920		\$ 422.30	-	11/1/2023		1950	D1
350 NE 82 St	\$ 1,600,000.00	5,915	13,939	\$ 270.50	\$ 114.79	11/1/2023			T6-8 O
54 NE 73 St	\$ 2,300,000.00	6,490	13,068	\$ 354.39	\$ 176.00	11/21/2023			D1
311 NW 72 Terr	\$ 1,700,000.00	3,000	3,892	\$ 566.67	\$ 436.79	11/1/2023			D1
5700 NE 4 Ave	\$ 8,400,000.00	25,000	40,946	\$ 336.00	\$ 205.15	10/28/2023			D1
400 NW 79 St	\$ 500,000.00	1,938	6,500	\$ 258.00	\$ 76.92	9/5/2023		1977	- T6-8 O
7200 NW 1 Ave	\$ 4,300,000.00	16,670	21,780	\$ 257.95	\$ 197.43	9/7/2023			T5-O
5327 N Miami Ave	\$ 800,000.00	2,695	8,650	\$ 296.85	\$ 92.49	9/5/2023		1954	1984 T5-O
6501 N Miami Ave	\$ 4,400,000.00	18,000	65,340	\$ 244.44	\$ 67.34	8/24/2023		-	- T4 R
7201-7275 NE 4 Ave Rail 71	\$ 34,400,000.00	127,562	160,808	\$ 269.67	\$ 213.92	8/14/2023		-	- D2
7501 NE 2 Ave	\$ 6,200,100.00	14,276	59,672	\$ 434.30	\$ 103.90	7/21/2023		-	- T6-8 O
131 NE 77 St	\$ 1,480,000.00	6,878	8,864	\$ 215.18	\$ 166.97	7/13/2023		-	- T5 R
5650 NW 2 Ave	\$ 900,000.00	4,184	9,900	\$ 215.11	\$ 90.91	6/26/2023		1954	- T5 L
160 NE 82 St	\$ 637,770.00	1,820	6,970	\$ 350.42	\$ 91.50	6/15/2023		1948	- T5 O
176 NE 82 St	\$ 482,230.00	1,185	6,900	\$ 406.95	\$ 69.89	6/15/2023		1924	- T5 O
37 NW 59 St	\$ 239,286.00	5,239	10,000	\$ 45.67	\$ 23.93	6/9/2023		-	- T5-R
7220 NW 1 Ct	\$ 3,455,500.00	8,235	11,200	\$ 419.61	\$ 308.53	6/8/2023		1954	- D1
241 NE 61 ST	\$ 4,900,000.00	9,400	9,935	\$ 521.28	\$ 493.21	8/30/2023		2013	- D1
6400 NE 4 CT	\$ 4,000,000.00	11,064	17,600	\$ 361.53	\$ 227.27	5/24/23		1963	- D1
5931-5969 NW 2 Ave	\$ 700,000.00	4,441	13,504	\$ 157.62	\$ 51.84	5/24/23		1985	- T5 L
5545 N Miami Ave	\$ 1,670,000.00	5,983	11,761	\$ 279.12	\$ 141.99	5/22/23		1953	- T4 R
50 NE 62 ST	\$ 2,000,000.00	3,574	4,127	\$ 559.60	\$ 484.61	4/13/23		1926	2018 T5 O
255-275 NE 59 St	\$ 7,200,000.00	20,318	32,670	\$ 354.37	\$ 220.39	3/6/23		1950	- D1
5960 NE 2 Ave	\$ 1,500,000.00	4,875	8,276	\$ 307.69	\$ 181.25	3/1/23		-	- T5 O



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98NE 79 St	\$ 1,160,000.00	3,272	6,630	\$ 354.52	\$ 174.96	2/2/23	1926	2021	T6-8 O
70 NE 80 Terr	\$ 1,200,000.00	5,300	27,536	\$ 226.42	\$ 43.58	8/31/22	2005	-	T5 O
6800 NE 2 Ave	\$ 900,000.00	968	7,296	\$ 929.75	\$ 123.36	5/20/22	1942	-	T5 O
7101 N Miami Ave	\$ 14,925,000.00	34,420	50,638	\$ 433.61	\$ 294.74	3/3/2022	-	-	D1
6238-6242 NE 2 Ave	\$ 2,300,000.00	2,435	17,746	\$ 944.56	\$ 129.61	12/30/2022	-	-	T5 O
277 NE 61 St, Miami, FL	\$ 1,100,000.00	3,775		\$ 291.39		8/13/21	1973	-	D1
101 NE 54 St, Miami, FL	\$ 2,900,000.00	13,227	17,835	\$ 219.25	\$ 162.60	8/18/21	1954	-	T5 O
72 NW 79 St, Miami, FL	\$ 2,475,000.00	4,130	8,640	\$ 599.27	\$ 286.46	7/2/21	1960	2008	T6-8 O
6240 NE 4 Ct, Miami, FL	\$ 1,200,000.00	4,892	6,573	\$ 245.30	\$ 182.57	5/20/21	1968	-	D1
7050 NE 3 Ave, Miami, FL	\$ 1,600,000.00	6,761	9,000	\$ 236.65	\$ 177.78	12/1/2020	1959	-	D2
5935 NE 2 Ave, Miami, FL	\$ 650,000.00	2,880	4,323	\$ 225.69	\$ 150.36	12/1/2020	-	-	T5 O
5955 NE 2 Ave, Miami, FL	\$ 1,070,000.00	5,000	7,750	\$ 214.00	\$ 138.06	10/8/2020	-	-	T5 O
335 NE 59 Terr, Miami, FL	\$ 4,500,000.00	8,514	12,500	\$ 528.54	\$ 360.00	11/1/2020	-	-	D1 (SAP)
334-350 NE 60 St, Miami, FL	\$ 6,500,000.00	10,252	25,000	\$ 634.02	\$ 260.00	10/15/2020	-	-	D1 (SAP)
6851 NE 2nd Ave, Miami, FL	\$ 16,500,000.00	155,863	325,323	\$ 105.86	\$ 50.72	5/2/2020	1950	-	D2
200 NW 79 St, Miami, FL	\$ 7,230,000.00	37,242	48,434	\$ 194.14	\$ 149.28	5/1/2020	1955	-	T6-8 O
140 NE 83rd St, Miami, FL	\$ 220,000.00	1,217	4,791	\$ 180.77	\$ 45.92	3/23/2020	1949	-	T5 O
7240 NE 4th Ave, Miami, FL	\$ 3,985,000.00	25,606	38,768	\$ 155.63	\$ 102.79	1/31/2020	1956	-	D2
60-61 NE 78th St	\$ 1,300,000.00	4,388	14,810	\$ 296.26	\$ 87.78	1/9/2020	1958	-	T5 R
8038 NE 2nd Ave, Miami, FL	\$ 5,600,000.00	22,911	86,401	\$ 244.42	\$ 64.81	12/23/2019	1950	-	T6-8 O T5 O
301 NW 71st St, Miami, FL	\$ 1,660,000.00	3,610	35,000	\$ 459.83	\$ 47.43	11/14/2019	1946	-	D1
170 NE 79th St, Miami, FL	\$ 826,200.00	3,060	4,848	\$ 270.00	\$ 170.42	9/27/2019	1950	-	T6-8 O
8163 NE 2 Ave, Miami, FL	\$ 1,900,000.00	10,000	9,147	\$ 190.00	\$ 207.72	9/24/2019	2000	-	T6-8 O
5201 NW 2nd Ave, Miami, FL	\$ 750,000.00	2,420	6,969	\$ 309.92	\$ 107.62	9/6/2019	s	-	T4 L
317 NE 71st St, Miami, FL	\$ 2,300,000.00	10,000	40,075	\$ 230.00	\$ 57.39	9/6/2019	1945	-	D2
317 NE 71 St, Miami, FL	\$ 2,300,000.00	10,000	40,075	\$ 230.00	\$ 57.39	9/6/2019	1945	-	D2
8163 NE 2nd Ave, Miami, FL	\$ 1,900,000.00	15,000	9,147	\$ 126.67	\$ 207.72	9/5/2019	2000	-	T6-8 O
7325 N Miami Ave, Miami, FL	\$ 2,400,000.00	6,080	20,908	\$ 394.74	\$ 114.79	8/16/2019	1972	-	D1
7325 N Miami Ave, Miami, FL	\$ 2,400,000.00	6,080	20,908	\$ 394.74	\$ 114.79	8/16/2019	1972	-	D1
230 NW 71st St, Miami, FL	\$ 799,000.00	6,087	12,196	\$ 131.26	\$ 65.51	8/9/2019	1949	-	T5 O
230 NW 71 St, Miami, FL	\$ 799,000.00	6,087	12,196	\$ 131.26	\$ 65.51	8/9/2019	1949	-	T5 O
551 NW 72nd St, Miami, FL	\$ 2,897,500.00	19,215	63,000	\$ 150.79	\$ 45.99	06/07/19	-	-	D1
75 NW 72 St, Miami, FL	\$ 6,000,000.00	36,044	55,125	\$ 166.46	\$ 108.84	02/28/19	-	-	D1



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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



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