



**FOR SALE**

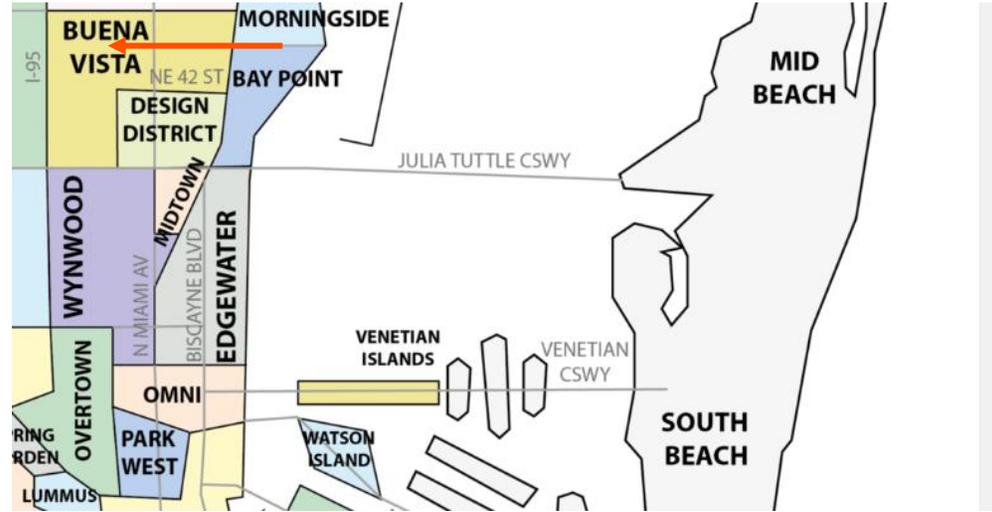
# Buena Vista Warehouse

5110 NW 2<sup>nd</sup> Avenue, Miami, FL 33127

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$3,645,000
Submarket:	Buena Vista
Building SF:	9,918 SF
Lot SF:	12,177 SF
Price/SF Building:	\$367
Zoning:	T4-L General Urban Zone

### INVESTMENT OVERVIEW

DWNTWN Realty Advisors has been retained exclusively by ownership to arrange the sale of 5110 NW 2nd Avenue, Miami, FL 33127. Situated in the heart of the rapidly growing Buena Vista neighborhood, this property offers a rare opportunity to secure a highly versatile asset in one of Miami's most exciting and culturally vibrant submarkets. Buena Vista, known for its historic charm and adjacency to the Design District, has experienced tremendous revitalization, with a mix of creative office spaces, boutique retail, art galleries, and trendy dining establishments. The building's unique layout and zoning (T4-L General Urban Zone) offer a canvas for innovative use, such as transforming it into a sleek, industrial-inspired creative office space, a boutique showroom, or even a luxury car garage with a lounge concept. Its proximity to key Miami neighborhoods like Wynwood, the Design District, and Little Haiti makes it an ideal location for businesses looking to tap into the city's dynamic energy and attract forward-thinking clientele. With 9,918 SF of building space on a 12,177 SF lot, this property presents incredible value and flexibility, making it a standout investment opportunity in a high-demand area.

### INVESTMENT HIGHLIGHTS

- Flexible Zoning For Mixed-Use Development Opportunities
- Prime Location In The Vibrant Buena Vista Neighborhood

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## LOCATION DESCRIPTION



### Buena Vista

Nestled in the heart of Miami, Buena Vista is a neighborhood that effortlessly blends historic charm with modern vibrancy, making it one of the city's most desirable destinations. Known for its beautifully preserved early 20th-century homes and lush, tree-lined streets, Buena Vista retains a sense of character and authenticity that sets it apart from many of Miami's newer developments. Adjacent to the world-renowned Design District, Buena Vista has become a thriving hotspot for creativity, commerce, and culture. The area is home to an eclectic mix of trendy restaurants, boutique retail shops, art galleries, and lively nightlife venues, making it a magnet for locals and tourists alike. With its strategic location, Buena Vista provides seamless access to Miami's most prominent neighborhoods, including Wynwood, Midtown, and Little Haiti, all within a short drive or walk. In recent years, Buena Vista has experienced a remarkable revitalization, drawing attention from developers, investors, and entrepreneurs eager to capitalize on its growth. The neighborhood is at the forefront of Miami's ongoing transformation, with a focus on fostering a dynamic live-work-play environment. As more businesses and creatives move into the area, Buena Vista is quickly evolving into a cultural and commercial hub, while still maintaining its welcoming, community-oriented atmosphere. Its proximity to the Design District—an epicenter of luxury fashion, art, and design—further enhances its appeal, offering residents and businesses unparalleled access to some of Miami's most coveted amenities. Whether for residential or commercial use, Buena Vista's central location, vibrant energy, and upward trajectory make it a prime choice for anyone looking to invest in Miami's flourishing real estate market.

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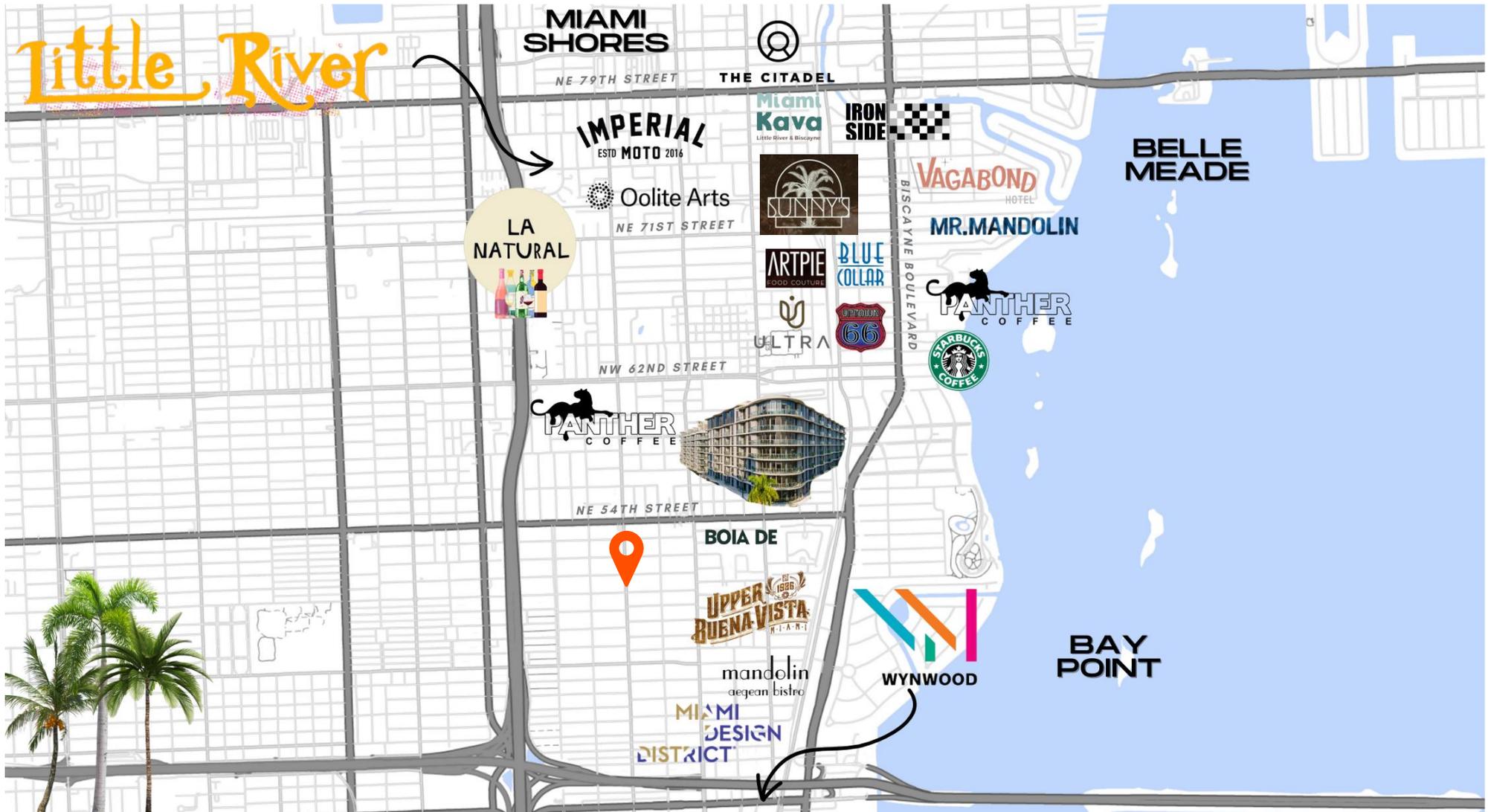
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## NEIGHBORHOOD CONTEXT



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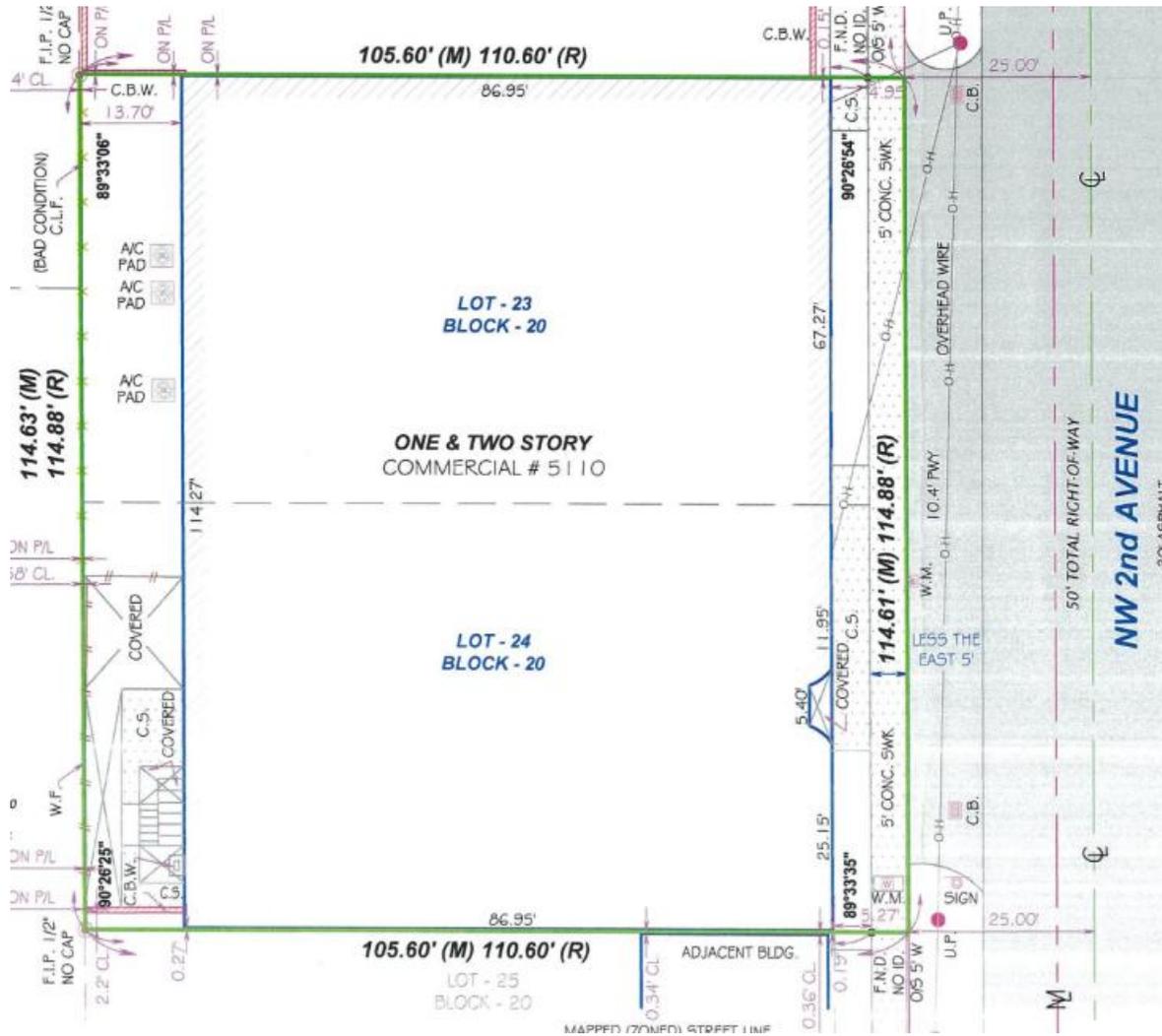
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## FLOORPLAN



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## EXISTING EXTERIOR AND RENDERINGS



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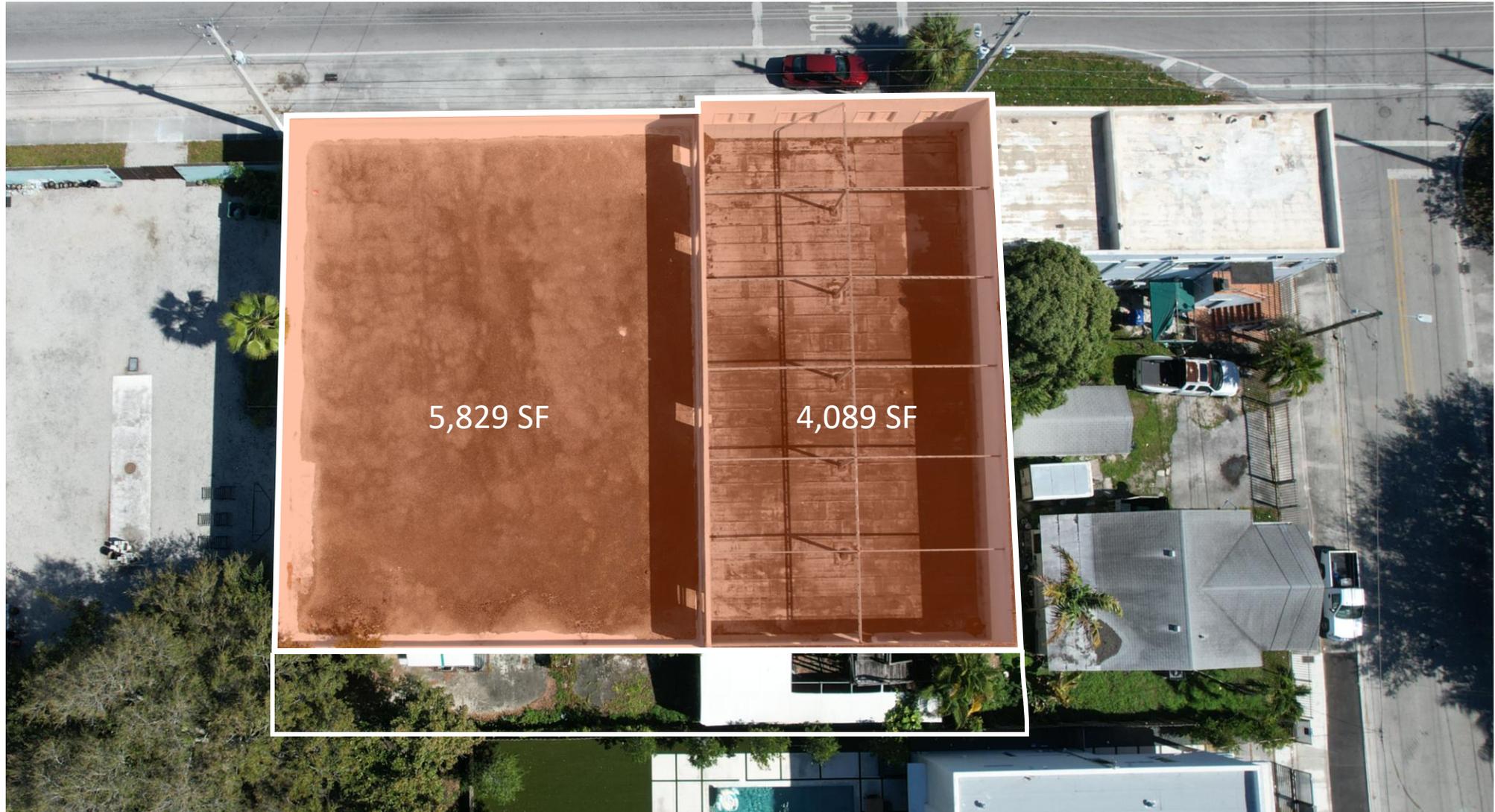
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## OVERHEAD AERIAL



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## EXISTING INTERIOR AND RENDERINGS



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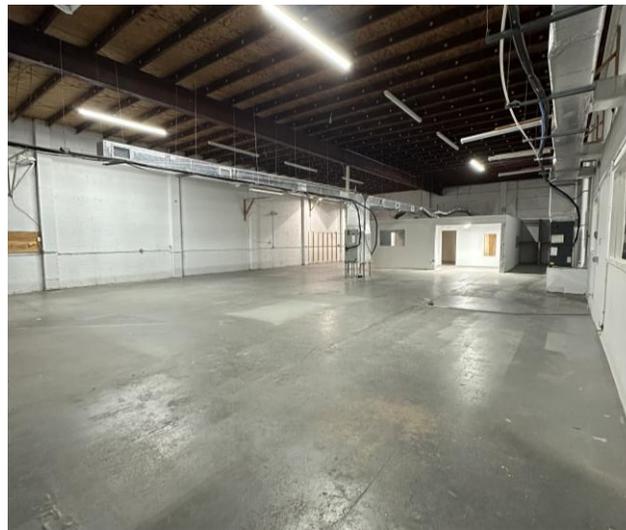
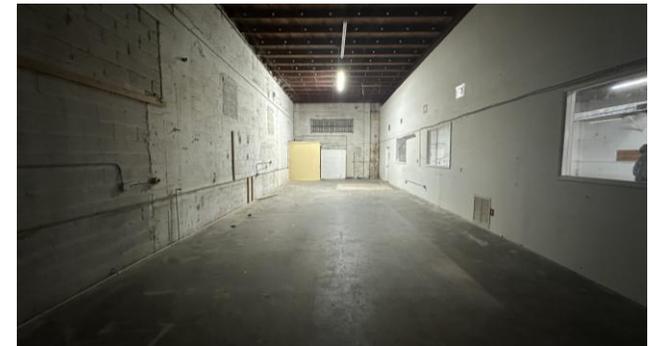
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## INTERIOR PHOTOS



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## ADJACENT SALES COMPARABLES



Address: 1031 NW 21<sup>st</sup> St  
Sale Price: \$4,000,000  
Date: 5/30/24  
PPSF: \$489.42



Address: 924 NW 22<sup>nd</sup> St  
Sale Price: \$4,700,000  
Date: 9/27/24  
PPSF: \$489.42



Address: 244 NE 62<sup>nd</sup> St  
Sale Price: \$4,900,000  
Date: 8/29/24  
PPSF: \$700.70



Address: 2425 W 3<sup>rd</sup> Ct  
Sale Price: \$1,675,000  
Date: 10/24/23  
PPSF: \$493.66



Address: 311 NW 72<sup>nd</sup> Ter  
Sale Price: \$1,650,000  
Date: 11/13/23  
PPSF: \$550.00



Address: 128-138 NW 25<sup>th</sup> St  
Sale Price: \$8,500,000  
Date: Under Contract  
PPSF: \$961.32

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