



1440 W Flagler Street, Miami FL 33135

Building Sq Ft: 3,000

Land Sq Ft: 6,000

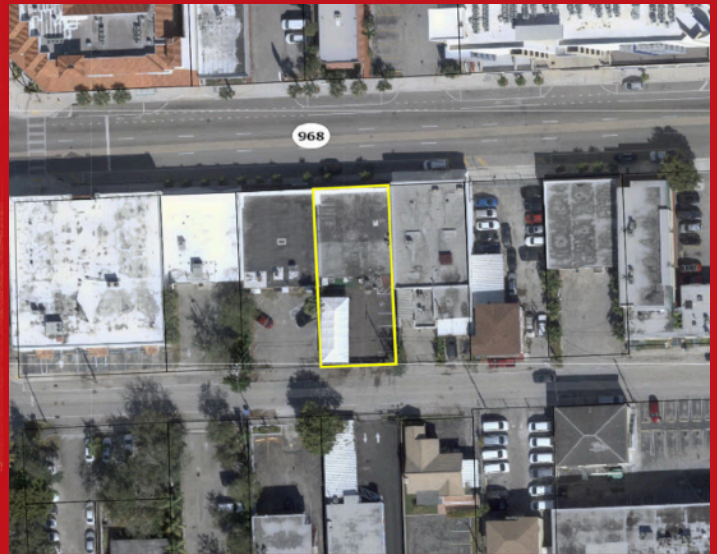
Zoning: T6-8-O

Year: 1955

## FLAGLER 3 BAY RETAIL BUILDING

3 Bay Retail Building on Flagler. 3,000sf building on 6,000sf lot, 3 bay building. The property does have permit issues that buyer will have to confront to make property usable. Little Havana is booming with a wave of new high-quality developments adding to the existing substantial population base, meaning a wealth of new employment and improved conditions for the whole neighborhood. Local rents are skyrocketing, and you'll be able to ride that upswing with this project. Little Havana is centric to all major employments centers of Miami, with great transit connectivity, neighborhood walkability, and an inviting and rich local culture that makes the neighborhood an amenity. The area is booming with new residential developments bringing more people to an already dense population district, and retailers are coming in aggressively following their consumers. Underlying T6-8-O mixed use high density zoning means the property can be developed in the future.

PRICE \$1,050,000



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