



FOR SALE

**DWN
TWN**
REALTY ADVISORS
25.77°N -80.19°W

Little River Warehouse
7230 NE Miami Ct, Miami, FL 33138

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,000,000
Submarket:	Little River
Building SF:	5,465 SF
Lot SF:	16,680 SF
Price/SF Building:	\$366
Price/SF Lot:	\$119
Folios	2
Investment Type:	Value-Add
Zoning:	D1
Max Stories:	8

INVESTMENT OVERVIEW

DWNTWN Realty Advisors has been retained exclusively by ownership to arrange the sale of 7230 NE Miami Court. The subject property consists of 5,465 SF of value-add industrial warehouse space with two separate suites and an auto body shop. It is situated on a 16,680 SF lot across two folios. The property can be used for industrial purposes but is also ideal for adaptive re-use. The site is near AJ Capital Partners' projects, a 24-acre portfolio with plans to redevelop retail, office, and flex properties to revitalize the district. Located in Little River, just off NW 71st Street and North Miami Ave, this rapidly growing neighborhood has been recognized as one of the top 10 coolest neighborhoods in the country by the New York Post. Little River has become a hub for arts, culture, and creative industries, offering exceptional value compared to Wynwood, Midtown, and the Miami Design District. This vibrant district attracts innovative tenants, providing an ideal environment for businesses seeking growth and community in Miami.

INVESTMENT HIGHLIGHTS

- Value add property, ideal layout for owner/user
- Prime Little River Location nearby to AJ Capital Partners 24 Acre project
- Rapidly Growing Neighborhood
- Qualified Opportunity Zone with D1 Industrial Zoning Allowing for 8 Stories

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PROPERTY PHOTOS



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LITTLE RIVER NEIGHBORHOOD CONTEXT



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LOCATION DESCRIPTION



LOCATION OVERVIEW

Nestled in one of Miami's fastest-growing areas, Little River has experienced a remarkable surge of investment and development in recent years, cementing its status as a prime location for businesses seeking a strategic foothold in Miami.

One of the key factors contributing to Little River's rapid growth is its exceptional proximity to prominent districts and corridors that drive Miami's economic pulse. A few blocks away is the renowned Miami Design District, a hub of luxury fashion, art galleries, and exquisite dining experiences.

Situated along the coveted Biscayne Corridor, Little River enjoys seamless connectivity and accessibility to Miami Beach, a world-renowned destination for tourism, entertainment, and leisure. Major transportation arteries such as Biscayne Boulevard, North Miami Avenue, I-95, the 79th Street Causeway, and the 195 are also conveniently located near the property.

Beyond its strategic location, Little River exudes a unique character and charm. The neighborhood boasts a vibrant arts and culture scene, with an array of eclectic galleries, studios, and venue spaces.



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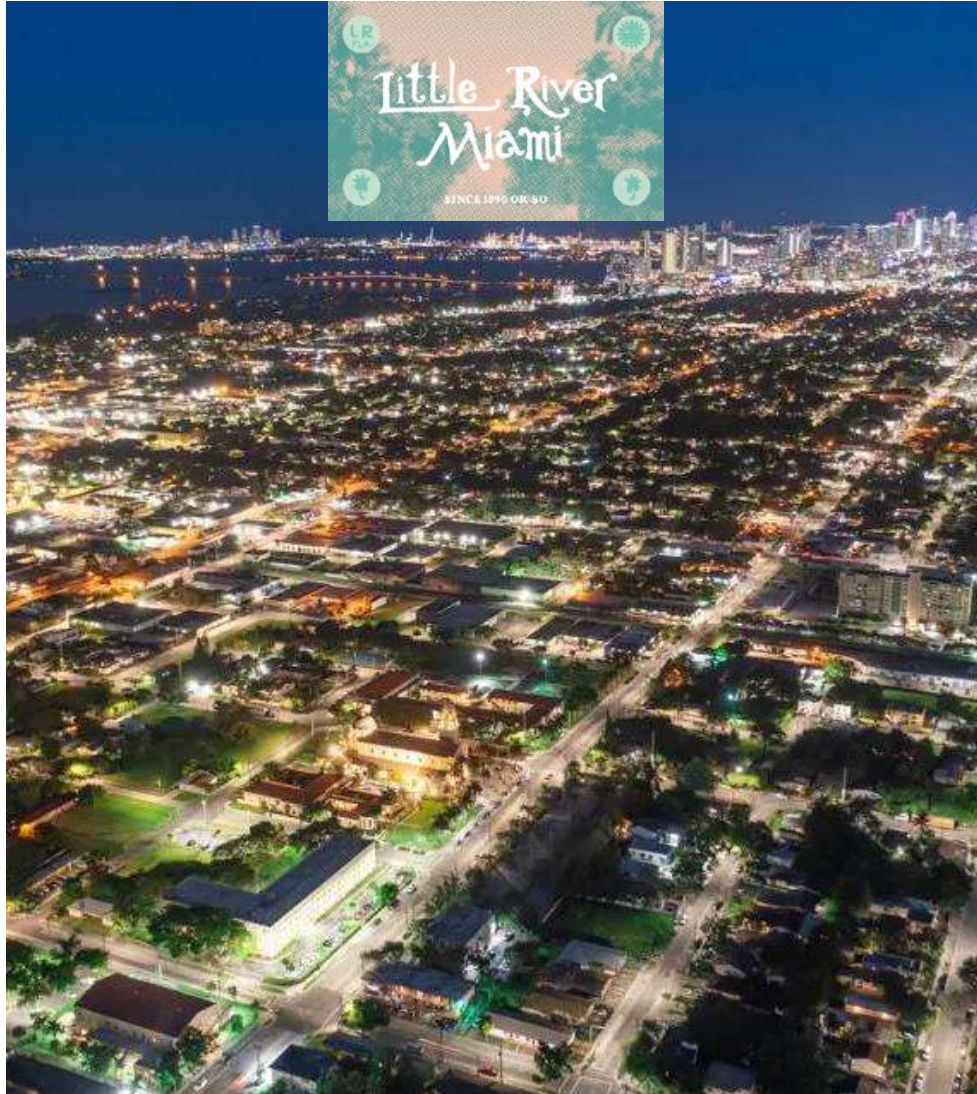
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[View Inventory](#)

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- **Traffic Patterns:**
 - **Foot Traffic:** The area is becoming a bustling spot, especially with new developments like Dink Miami and the growing Magic City Innovation District nearby. Expect a gradual increase in foot traffic, particularly during events and weekends as more people come for recreational activities and dining options.
 - **Car Traffic:** Close to main arteries like Biscayne Boulevard and NE 2nd Avenue, this area sees moderate car traffic during peak hours, with easy access to I-95, bringing commuters and visitors from across Miami. Parking may get busier as the neighborhood continues to grow.
 - **Creative Energy:**
 - The area around 297 NE 67th Street benefits from the artistic vibe of Little Haiti and the expanding Magic City Innovation District. Local murals, art installations, and cultural spaces contribute to a colorful and dynamic neighborhood, attracting both creatives and young professionals.
 - **Recreational Hotspot:**
 - With Dink Miami bringing in pickleball enthusiasts and the proximity to other social spots like Space Park and The Citadel, this address is central to a growing number of leisure and fitness activities. The mix of recreation and social experiences makes it a key destination for locals.
 - **Residential and Commercial Growth:**
 - The area is seeing an influx of new businesses, creative offices, and residential spaces as developers target this up-and-coming neighborhood. It's quickly becoming a trendy spot for Miami's young professionals and entrepreneurs.
 - **Cultural Influence:**
 - Surrounded by the rich cultural history of Little Haiti, the area offers a unique blend of Haitian culture and modern Miami trends. You'll find a mix of Caribbean markets, restaurants, and local art, creating a distinct cultural footprint.
 - **Connectivity:**
 - The nearby Brightline station makes it easier for residents and visitors to travel around South Florida, adding to the neighborhood's appeal for those looking for quick commutes.
- This location combines Miami's creative edge with new growth and recreational spaces, making it an exciting and evolving neighborhood.

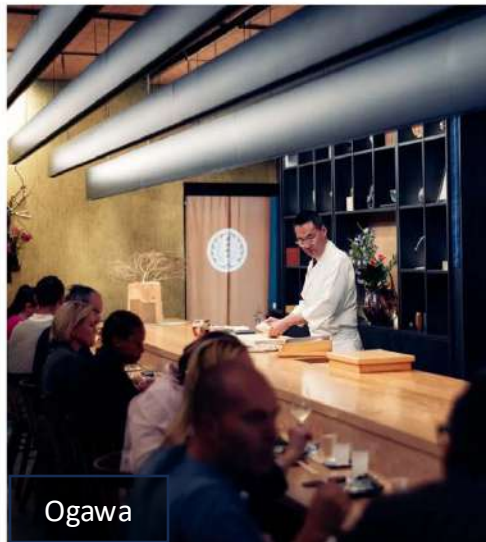
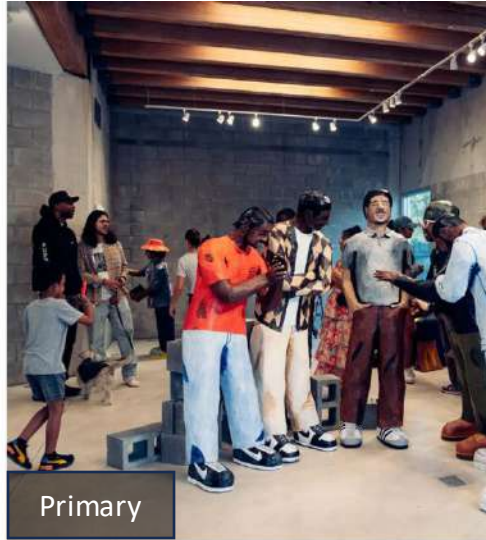
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NEW YORK TIMES ARTICLE



The New York Times

NYT Little River Overview: A Thriving Creative Enclave

Once a grid of neglected warehouses and strip malls, Little River has transformed into one of Miami's most vibrant cultural and creative enclaves. At its heart is Sunny's Steakhouse, a whimsical and lively hotspot where live-fire steaks and twinkle-light-covered banyan trees attract trendsetters and visitors alike. Culinary excellence abounds with Michelin-starred Ogawa, offering Tokyo-imported omakase artistry, and La Natural, renowned for its neo-Neapolitan pizzas and natural wines. Anchoring the neighborhood is The Citadel, a bustling food hall with rooftop cocktails and a communal atmosphere. This dynamic energy extends to the arts, with galleries like Primary and the upcoming Oolite Arts campus, promising to cement Little River's status as a creative hub.

Meanwhile, the MiMo District, stretching along Biscayne Boulevard, revitalizes 1950s Miami Modern architecture into a buzzing lifestyle destination. Retro gems like the Vagabond Hotel and reimagined motels such as the New Yorker blend nostalgic charm with modern amenities. Community spaces like Legion Park, with its farmers' market and yoga classes, underscore the district's welcoming vibe, while culinary favorites like Blue Collar and El Bagel define its growing reputation as a foodie haven. MiMo's low-rise charm and boutique appeal make it a sought-after destination for both residents and visitors.

Together, Little River and MiMo exemplify Miami's transformation through vision and investment. From Little River's artistic pulse to MiMo's retro-modern allure, these neighborhoods combine culture, commerce, and community, offering compelling growth stories that redefine Miami's urban landscape.

[The New York Times Article](#)

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SALE COMPS

Property Address	Sale Date	Sale Price	Building SF	Land Area SF	Price Per SF	Price Per SF Land
6800-6890 NE 4th Ct	12/9/2024	\$6,290,000	20,200	27066	\$311.00	232.00
54 NE 73rd St	11/20/2023	\$2,300,000	6,490	13125	\$354.00	175.00
311 NW 72nd Ter	11/13/2023	\$1,650,000	3,000	3892	\$550.00	424.00
7220 NW 1st Ct	6/12/2023	\$3,455,500	8,235	11200	\$420.00	309.00
197-199 NW 79th St	2/21/2023	\$2,290,000	5,863	25900	\$391.00	88.00
540 NW 71st St	6/24/2022	\$1,500,000	4,657	4569	\$322.00	328.00
7001 NE 3rd Ave (Part of a 3 Property Sale)	5/31/2022	\$4,400,000	16,346	45650	\$269.00	96.00
7251 NE 2nd Ave	3/31/2022	\$6,000,000	21,986	26136	\$273.00	230.00
7101 N Miami Ave	3/3/2022	\$14,925,000	50,638	77010	\$295.00	194.00
Average					\$353.89	230.67

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