

Freestanding Building

4795-97 SW 8TH STREET, MIAMI, FL 33134

FOR SALE OR LEASE

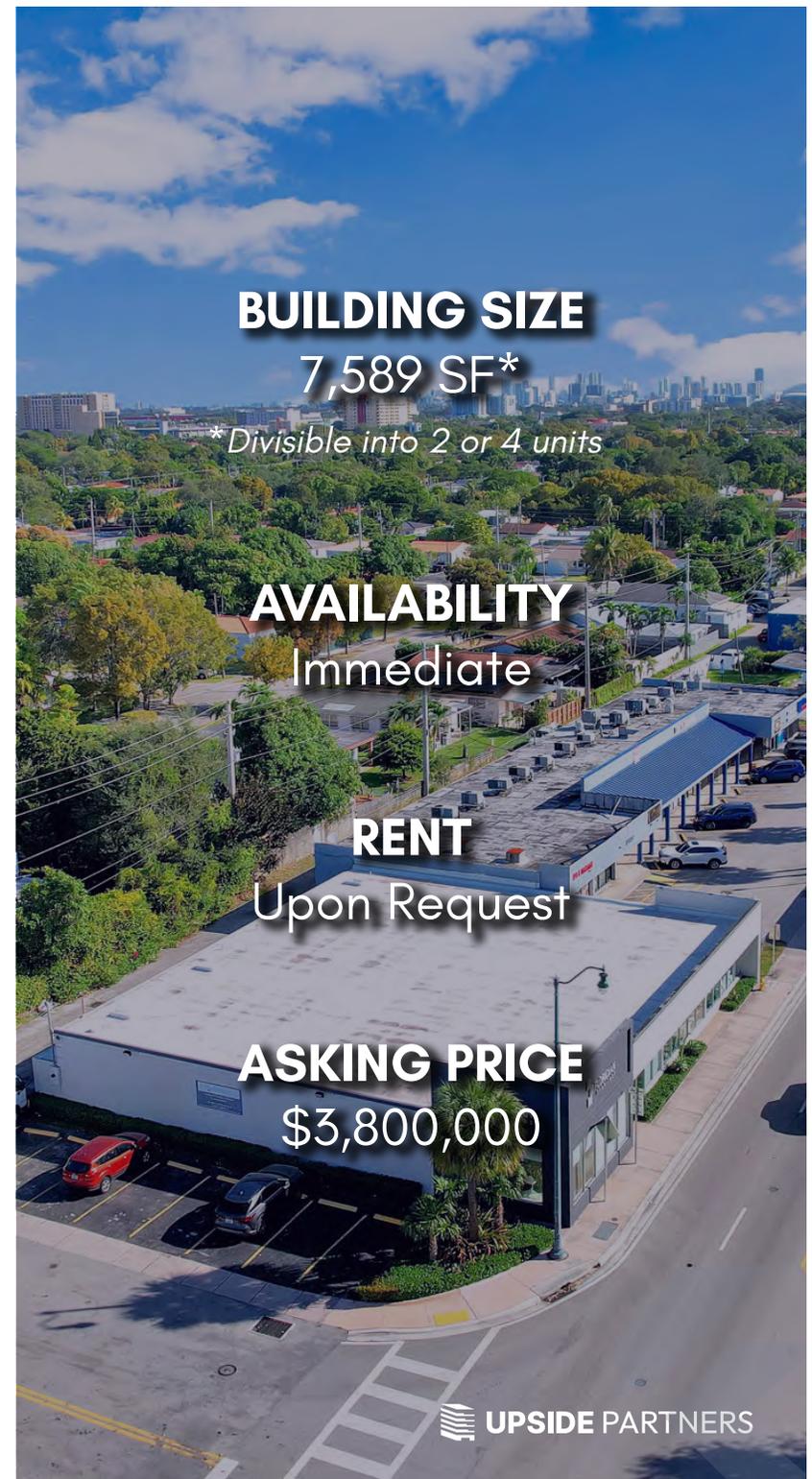


Freestanding Building For Sale or Lease

**4795-97 SW 8TH STREET
MIAMI, FL 33134**

PROPERTY HIGHLIGHTS

- Well-maintained, freestanding building offering long-term value for an owner-user or investor
- Floor-to-ceiling glass windows along SW 8th Street provide outstanding exposure
- Abundant parking with the opportunity to add more stalls if desired
- Easily divisible into two or four units
- Located on a highly visible corner in a densely populated area
- Direct access to Coral Gables and Little Havana via 8th Street (Calle Ocho)



BUILDING SIZE

7,589 SF*

** Divisible into 2 or 4 units*

AVAILABILITY

Immediate

RENT

Upon Request

ASKING PRICE

\$3,800,000

Investment Highlights

4795-97 SW 8TH STREET, MIAMI, FL 33134

| | |
|---------------------------------|---------------------------------------|
| Delivery Condition | Vacant upon purchase |
| Stabilized Net Operating Income | \$ 298,566.17 |
| Gross Leasable Area | 7,589 SF |
| Lot Size | 12,031 SF |
| Parking | Dedicated on site (west and north) |
| Year Built | 1957 |
| Municipality | City of Miami |
| Folio Number | 01-4106-041-0220 |

| | |
|-------------------|---------------------|
| SALE PRICE | \$ 3,800,000 |
|-------------------|---------------------|

| | |
|-------------------------|-------------------|
| NOI (STABILIZED) | \$ 298,566 |
|-------------------------|-------------------|

| | |
|------------------------------|-------------|
| CAP RATE (STABILIZED) | 7.9% |
|------------------------------|-------------|

| | |
|------------------------|------------------|
| PRICE PER SQ FT | \$ 500.72 |
|------------------------|------------------|





Proforma Income & Expenses

| INCOME | ANNUAL | PSF |
|--------------------------------------|---------------------|---------|
| Base | \$318,738.00 | \$42.00 |
| Expense Reimbursements | \$84,698.65 | \$11.16 |
| Vacancy (5%) | \$(20,171.83) | |
| TOTAL POTENTIAL GROSS REVENUE | \$383,264.82 | |

| EXPENSES | ANNUAL | PSF |
|-----------------------------|---------------------|---------|
| Real Estate Taxes (1.96%) | \$59,584.00 | \$7.85 |
| Insurance | \$13,304.44 | \$1.75 |
| Management | \$11,810.21 | \$1.56 |
| Total Operating Expenses | \$84,698.65 | \$11.16 |
| NET OPERATING INCOME | \$298,566.17 | |

Retail Sale Comps

| ADDRESS | SALE DATE | PRICE | SIZE (SF) | PRICE/SF | LOT SIZE | YEAR BUILT |
|--------------------------------|-----------|-------------|-----------|-----------|----------|------------|
| 6471 SW 8 th Street | 1/16/26 | \$1,325,000 | 2,176 | \$ 609.00 | 6,000 | 1957 |
| 6620 SW 8 th Street | 8/12/25 | \$3,000,000 | 5650 | \$531.00 | 16,000 | 1952 |
| 3101 SW 8 th Street | 7/31/25 | \$2,500,000 | 4,286 | \$583.00 | 12,100 | 1953 |
| 6442 SE 8 th Street | 5/14/25 | \$1,300,000 | 2258 | \$576.00 | 5,998 | 1952 |

Lease Comps

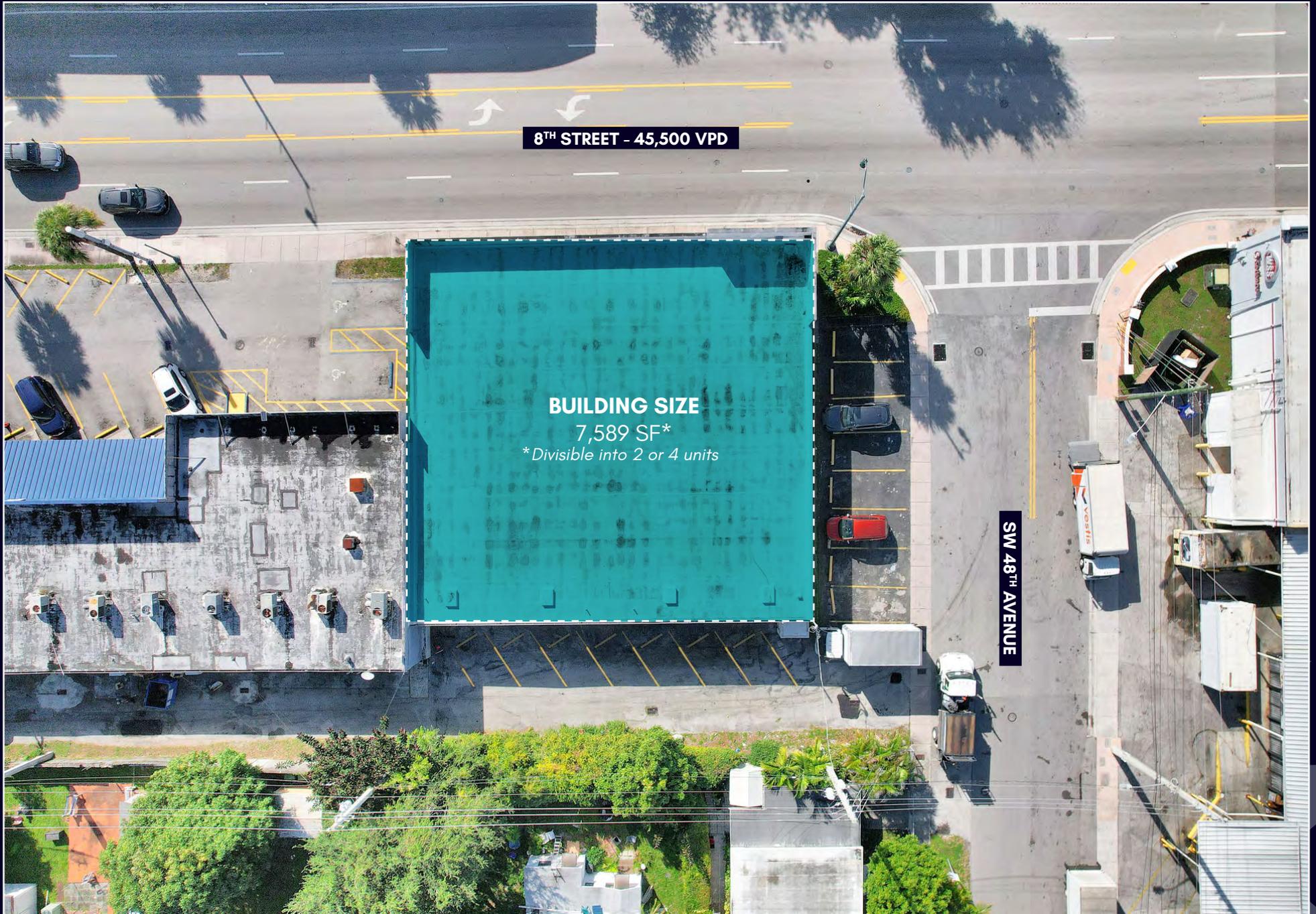
4-Year Lease Activity Report

| ADDRESS | SIZE (SF) | BASE RENT | SIGNED DATE |
|--------------------------------|-----------|-------------|-------------|
| 5410 SW 8 th Street | 4,909 | \$41.55 MG | Feb. 2025 |
| 3434 SW 8 th Street | 2,550 | \$60.00 NNN | Mar. 2025 |
| 4801 SW 8 th Street | 11,180 | \$38.00 NNN | Jun. 2022 |
| 4801 SW 8 th Street | 600 | \$50.00 NNN | Aug. 2023 |

Retail Spaces On-Market

| ADDRESS | SIZE (SF) | ASKING RENT |
|--------------------------------|-----------|-------------|
| 4713 SW 8 th Street | 4,900 | \$55.00 NNN |
| 3401 SW 8 th Street | 1,500 | \$45.00 NNN |
| 4801 SW 8 th Street | 11,180 | \$50.00 NNN |



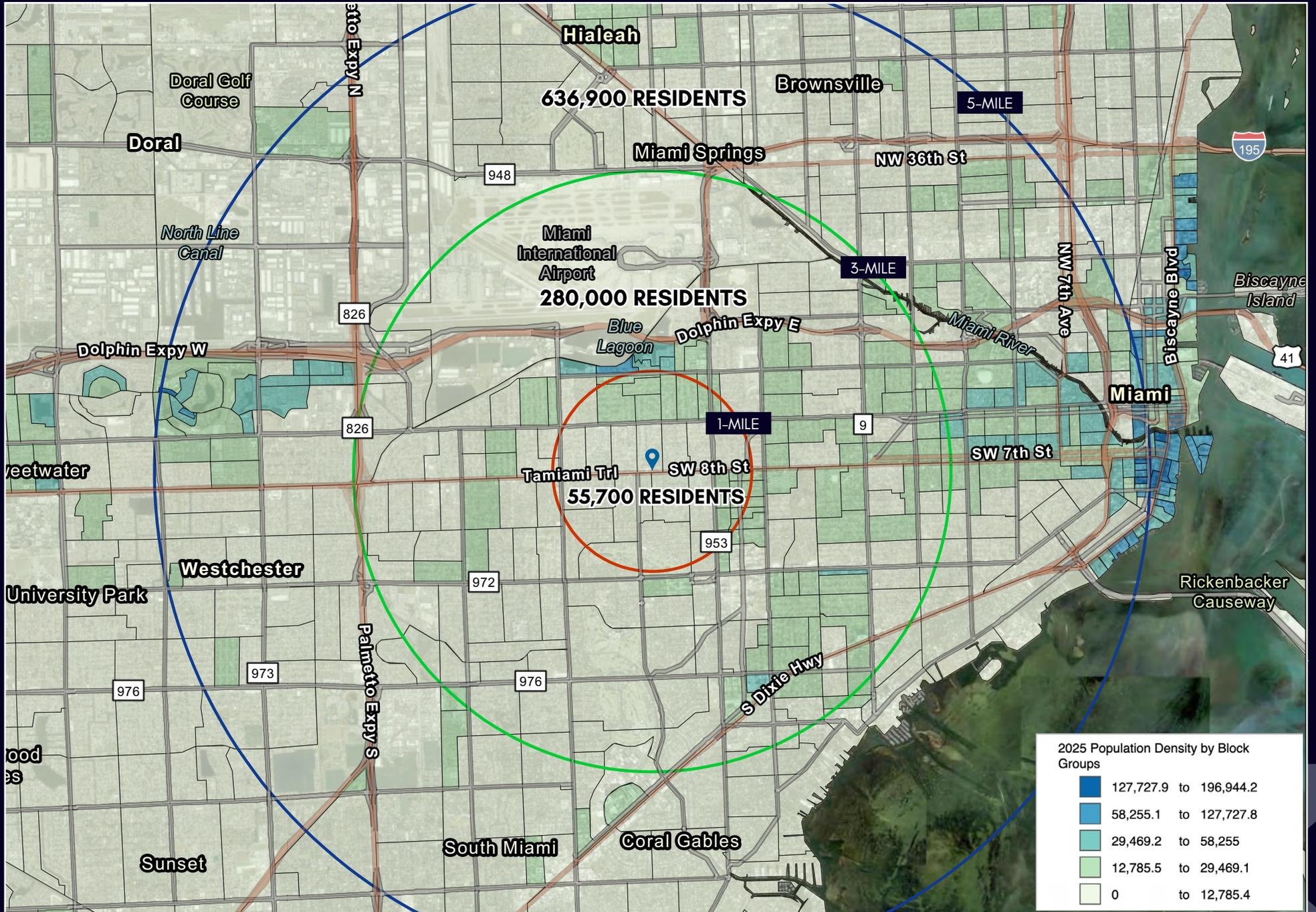


8TH STREET - 45,500 VPD

BUILDING SIZE
7,589 SF*
**Divisible into 2 or 4 units*

SW 48TH AVENUE







UPSIDE PARTNERS

Upside Partners is committed to building and nurturing valued relationships throughout the commercial real estate industry.

We believe the true measure of success lies not in the volume of transactions we complete, but in the quality of the relationships we cultivate and the individuals we support along the way. **By fostering strong connections and providing first-class brokerage services**, we create value for our clients and facilitate successful transactions as a natural outcome.

Our ultimate goal is to ensure our clients thrive through our dedicated partnership.

Upside Partners focuses on helping our clients create value through **leasing, tenant representation, acquisitions, dispositions and consulting**. Our brokerage engages clients throughout South Florida and is relied upon to help make informed decisions on all aspects of the commercial real estate industry.

We take pride in being a trusted source for sound guidance and being a valued resource to our clients. We have a deep understanding that while seeing transactions through to our client's satisfaction is essential, the relationships we foster are paramount.



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Miami, FL 33134



FOR INQUIRIES, CONTACT:

Marcos Macías

(786) 578-5603

marcos@upsidecre.com

Daniel Gerchakov

(305) 469-9108

dg@upsidecre.com

Andrew Rosenberg

(305) 897-0939

andrew@upsidecre.com