

District 225

Retail Condo Space Available - 1,300 SF

225 N. Miami Avenue
Miami, FL 33128
www.cbre.com/district225

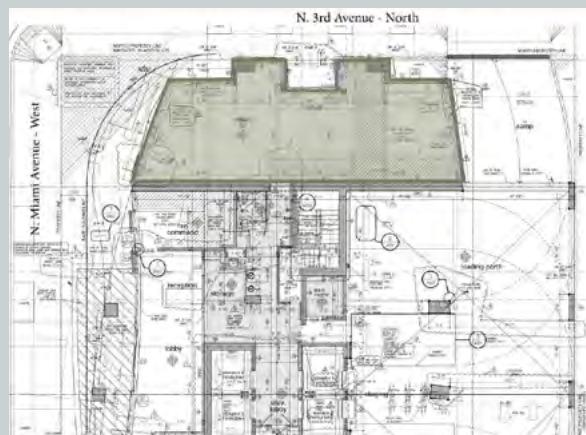
Unique Retail Opportunity for Restaurant, Boutique in Heart of Downtown Miami

CBRE is pleased to exclusively offer for sale a 1,300 sf retail condo located at District 225. The condo sits below a 343-unit luxury residential building in the administrative and legal center of Downtown Miami. This impressive tower features fully furnished studio to two-bedroom condos, offering the flexibility to rent through Airbnb, creating consistent visitor traffic and built-in customer demand for ground-floor retail. The project sold out completely during pre-construction, making it an exceptional investment opportunity in Miami's emerging city center.

The premises is being delivered in grey shell condition with underground plumbing in place for a future grease trap, utilities stubbed to the premises, including gas, and a fully poured slab. The space also features double height ceilings and prominent frontage along N. Miami Avenue and NE 3rd Street. Designed to accommodate restaurant uses, the space would be ideal for a café, quick services restaurant or even a boutique market and/or retail.

Highlights

- + **Sale Price:** \$1.5 Million
- + **Folio Number:** 01-0109-080-1070
- + **Ownership:** Retail Condo Structure
- + **Unit Size:** 1,300 sf
- + **HOA:** \$766 per month (includes reserves)



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