



**2597 SW 37TH AVE
MIAMI, FL 33133**

**FULLY LICENSED LIQUOR
STORE WITH UNDERLYING
REAL ESTATE; FUTURE
DEVELOPMENT**

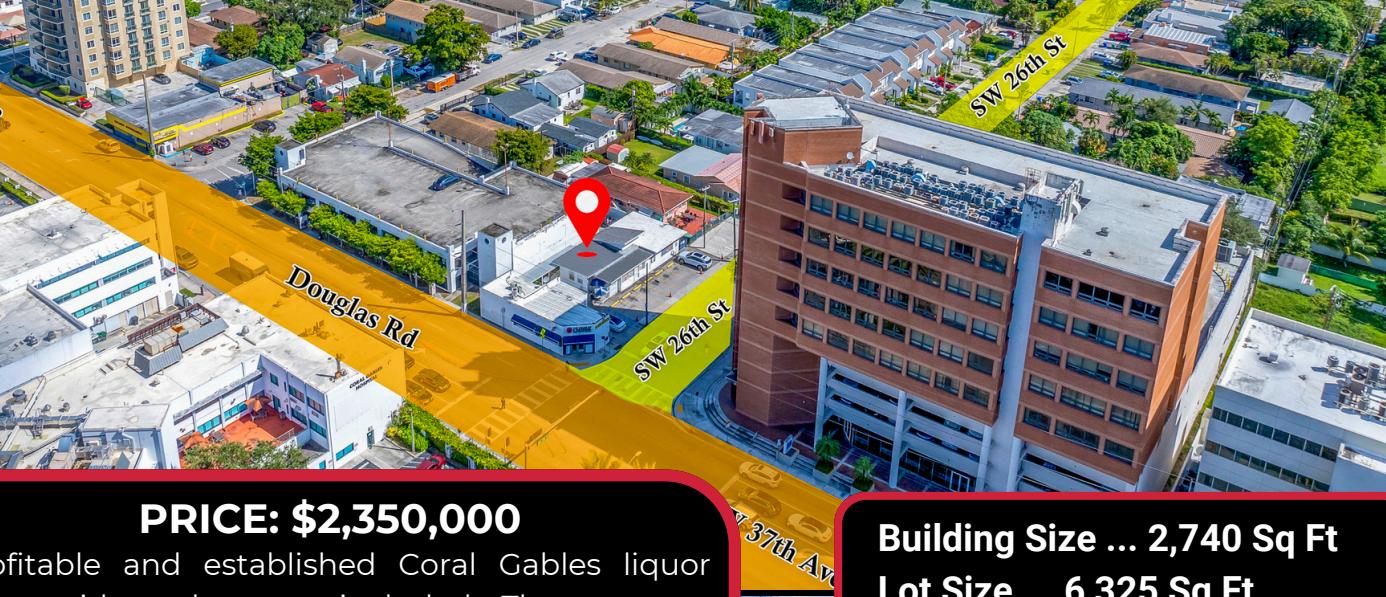


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VISIT FAUSTOCOMMERCIAL.COM
1761 W FLAGLER ST, MIAMI, 33135



PRICE: \$2,350,000

Profitable and established Coral Gables liquor store with real estate included. The property consists of a 2,740± SF retail building on a 6,325± SF T6-8-O zoned lot, offering both steady income and future redevelopment potential. The recently renovated store generates approximately \$1.3M in annual gross sales under absentee ownership, with significant upside for an active operator. Includes all fixtures, equipment, and loyal customer base. Excellent visibility along a major corridor in one of Miami's strongest commercial markets. Financials available with NDA.

Building Size ... 2,740 Sq Ft
Lot Size ... 6,325 Sq Ft
Zoning T6-8-O



HIGHLIGHTS

- Fully Licensed**
- Great Zoning for Future Development**
- \$1.3M annual sales**
- Plenty of Upside**
- Prime Coral Gables**

