

**DUAL-PARCEL HOLD —
CASH FLOW NOW,
DENSITY LATER**

MIAMI, FL 33135

1731 SW 8 ST

HOME OF ICONIC LUNG YAI THAI TAPAS

\$8,000,000

LIST PRICE

**4 COMMERCIAL +
32 RESIDENTIAL**

UNITS

1926 & 1950

YEAR BUILT

T6-8-O/T5-O

ZONING



FAUSTO COMMERCIAL PRESENTS

This Calle Ocho holding pairs immediate in-place income with long-term redevelopment optionality under Urban Core zoning that supports significant multistory residential density. Positioned in one of Miami's most established Hispanic commercial corridors, the site offers a textbook covered land play as adjacent submarkets reach build-out and redevelopment capital pushes deeper into Little Havana. Assemblages of this scale and zoning profile rarely come to market intact, and demand for supply-constrained urban infill sites continues to accelerate.

INVESTMENT HIGHLIGHTS

- Calle Ocho frontage — 75,000+ vehicles daily
- Minutes from Downtown, Brickell & Wynwood
- Little Havana vacancy under 2%, rents climbing
- Two-folio assemblage: Calle Ocho to SW 7th St
- 16,541 SF combined across both buildings

CURRENT PERFORMANCE

GROSS INCOME \$84,000

NOI \$58,463

CAP RATE 6.50%

PRO FORMA PERFORMANCE

GROSS INCOME \$94,800

NOI \$67,200

CAP RATE 7.47%

EXCLUSIVELY LISTED BY



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