

For Sale

Value-Add Retail With Room to Grow, Little Havana Neighborhood

102 and 114 NW 22nd Ave, Miami, FL 33125

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Property Summary

Value-Add Retail With Room to Grow • For Sale



PROPERTY DESCRIPTION

Two contiguous parcels. One rare opportunity on a high-visibility Miami corridor.

Two-parcel retail and land assemblage offered together for the first time in years. At the center is a 5,851-square-foot single-story retail building with dedicated storage, anchored by a directly adjacent 5,450-square-foot commercial lot. Combined, the offering delivers roughly 12,263 square feet of contiguous land and about 112 feet of frontage along NW 22 Avenue, one of the busiest north-south arteries connecting Allapattah, Little Havana, and the Miami Health District.

The play here is simple to underwrite and hard to replicate. A retail building that can generate income today sits next to an unimproved lot that gives the next owner options most infill retail sites never offer: dedicated parking, an outdoor sales or service yard, tenant expansion, or a future ground-up build. You rarely find in-place retail and buildable land side by side on a corridor with this much traffic.

OFFERING SUMMARY

Sale Price:	(\$444 PSF) \$2,600,000
Building Size:	5,851 SF
Total Lot Size:	12,263 SF
Year Built:	1952



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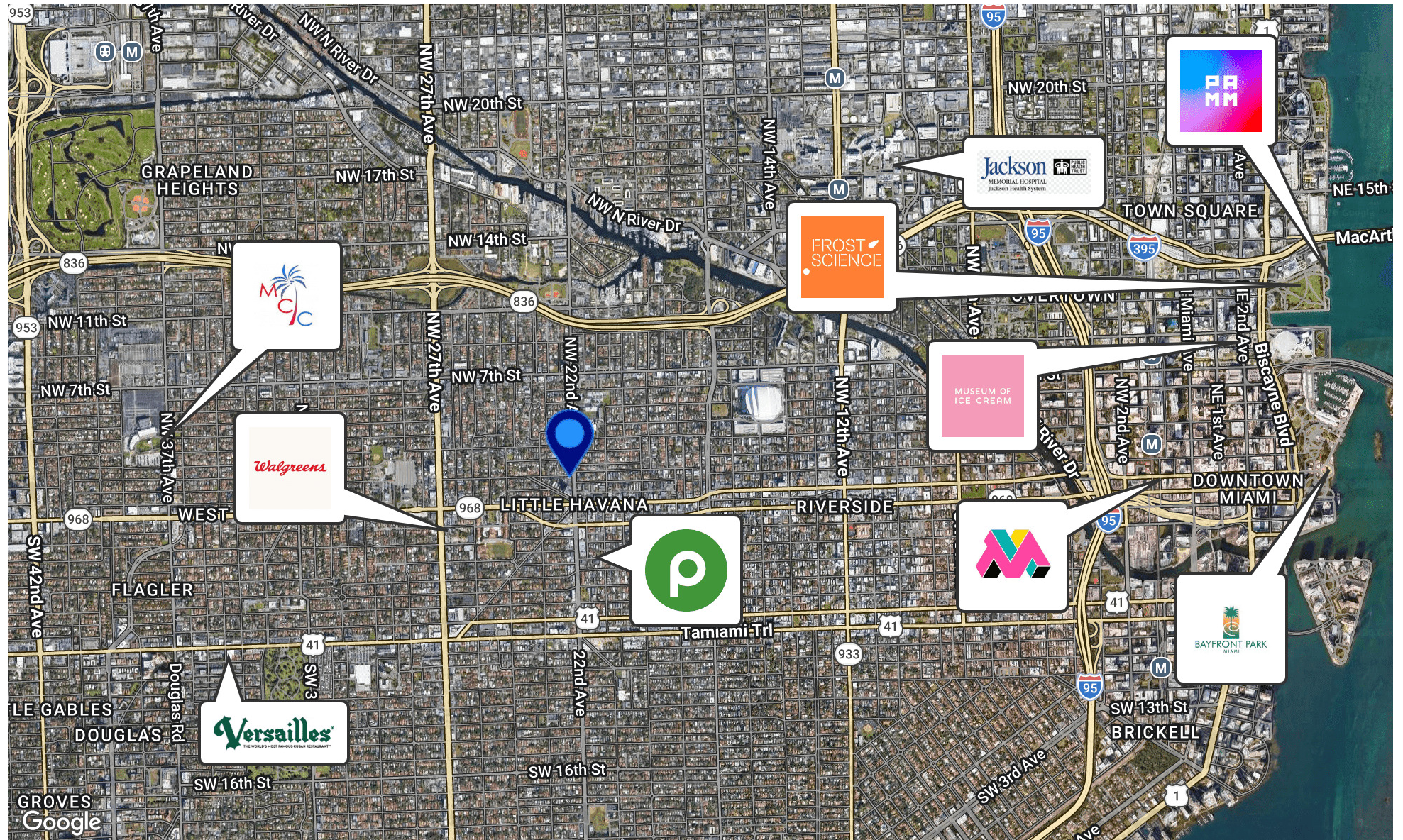
PROPERTY HIGHLIGHTS

- Double-door glass entry on the direct corner - main entrance
- 12' clear ceiling height
- Totally open floor plan
- Additional storage area inside the building with double steel doors for easy loading
- Kitchen Area w/ sink and large counter.
- 1 Bathroom
- Two adjacent parcels sold as one package. 102 NW 22 Ave (retail) and 114 NW 22 Ave (vacant commercial lot), contiguous and under common ownership.
- 5,851 SF retail building with a functional storage area, single story, on a 6,813 SF lot.
- 5,450 SF adjacent commercial lot, ready for parking, yard use, expansion, or redevelopment.
- Approximately 12,263 SF of combined land with about 112 feet of frontage on NW 22 Avenue.
- Commercial, Neighborhood zoning on both parcels, supporting a wide range of retail and service uses.
- High-traffic corridor location in the 33125 submarket, minutes from the Miami Health District, Miami River, downtown Miami, and Miami International Airport.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	21,231	145,766	227,865
Total Population	52,506	337,267	550,750
Average HH Income	\$68,122	\$99,516	\$102,295



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Interior Photos

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Aerial Shot

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