

2400 NW 16th St Rd

Miami, FL 33125

THE *Keyes* CO.



FOR MORE INFORMATION, PLEASE CONTACT:

Esteban Garcia

P: 954.995.8360

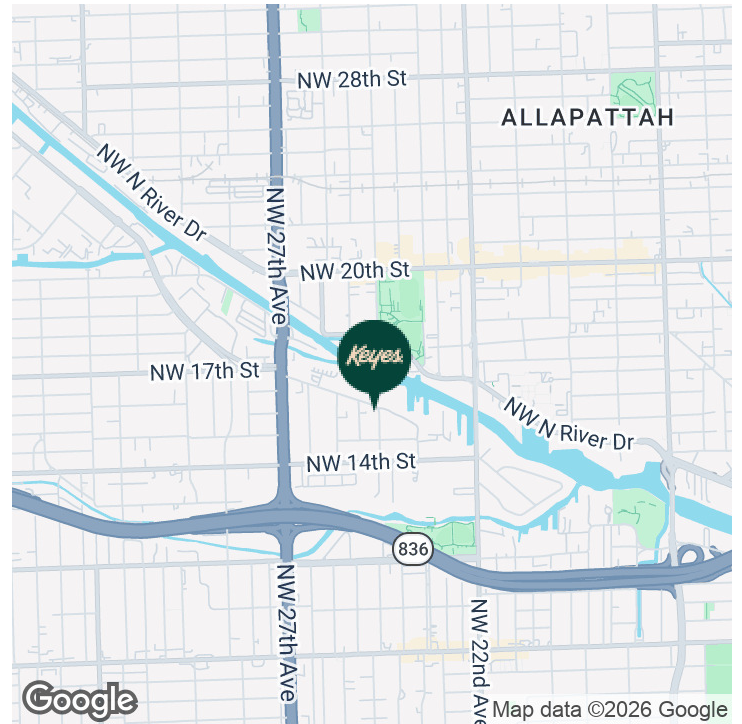
Commercial Sales Associate

| juanegarcia@keyes.com

Keyes Commercial

17900 NW 5th St. Suite 106
Pembroke Pines, FL 33029
P: 954.966.0631
www.keyescommercial.com

Executive Summary



OFFERING SUMMARY

Sale Price:	\$9,000,000
Building Size:	25,899 SF
Available SF:	
Lot Size:	18,731 SF
Number of Units:	27
Price / SF:	\$347.50
Cap Rate:	5.97%
NOI:	\$537,696
Year Built:	1974
Zoning:	4600 Commercial

PROPERTY OVERVIEW

Exceptional 27-unit multifamily asset in the heart of Little Havana, offering strong in-place income with clear value-add potential. The property benefits from a stable tenant base, with many long-term residents, allowing for a strategic repositioning through rent optimization and selective upgrades. Units consistently lease quickly, resulting in minimal vacancy and reliable cash flow.

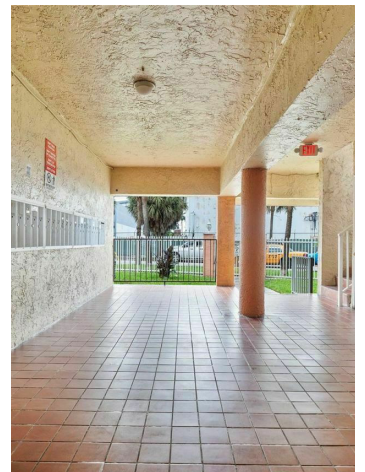
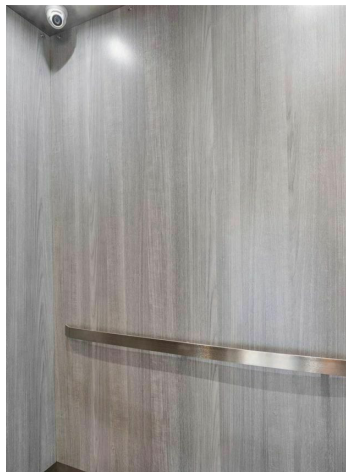
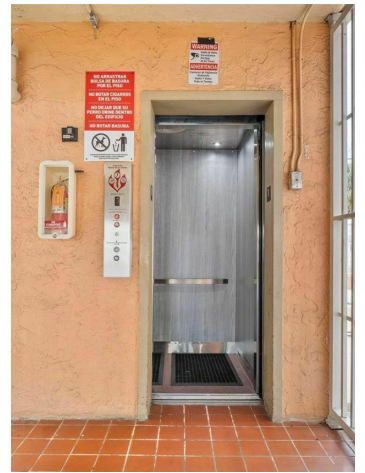
The building features central A/C, a new elevator, a swimming pool, upgraded on-site laundry facilities, hurricane-impact windows, and ample parking. The property has successfully completed its 40-year recertification, providing additional confidence in its structural and compliance status—an important consideration for long-term investors.

Strategically located just minutes from Brickell, Downtown Miami, and Coral Gables, the asset is further enhanced by its proximity to major demand drivers, including the upcoming Freedom Park Miami and LoanDepot Park.

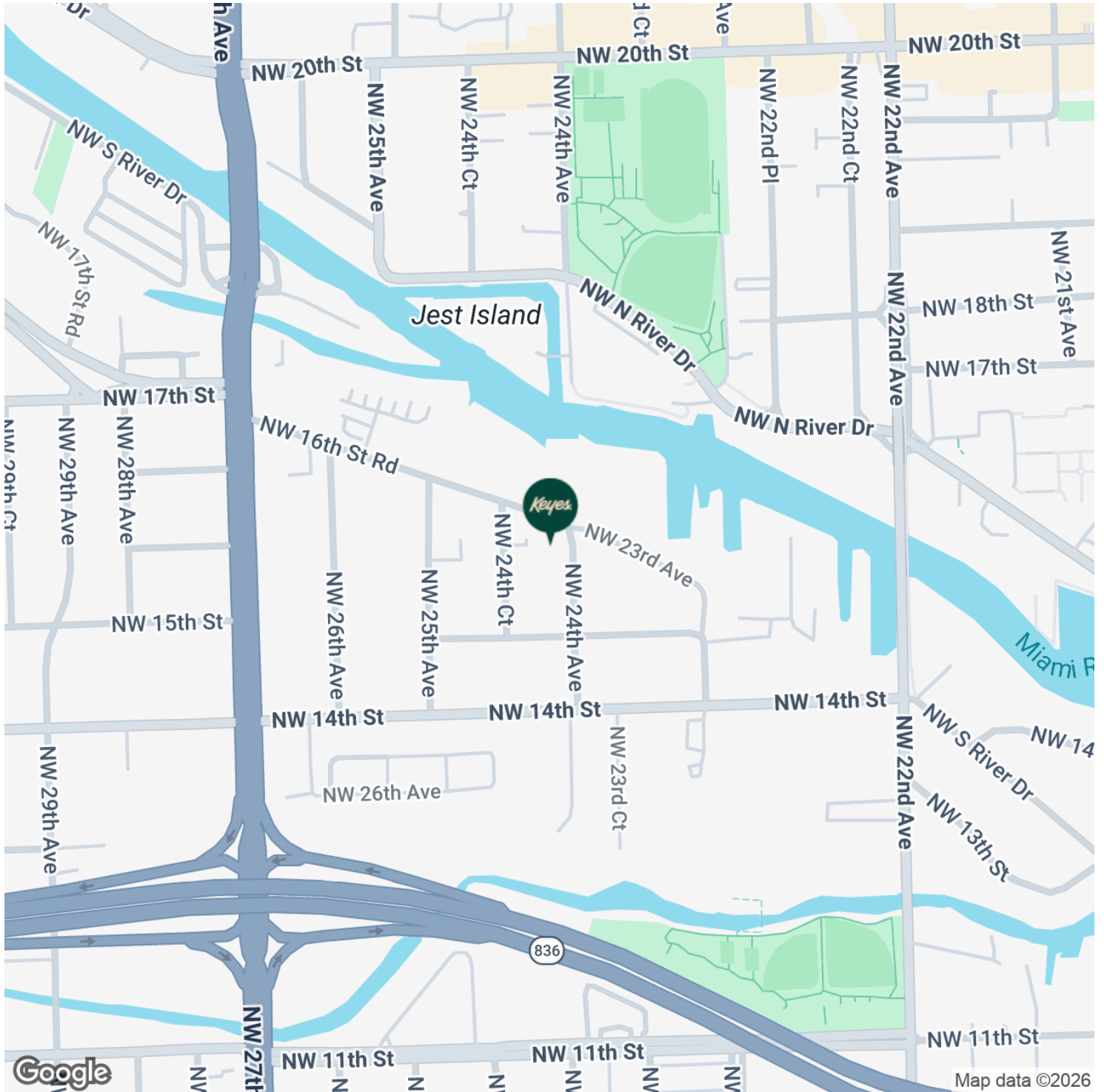
Zoning allows for up to five stories, presenting a compelling redevelopment or expansion opportunity with the potential to add an additional floor, increase density, and significantly enhance long-term asset value.

2400 NW 16TH ST RD

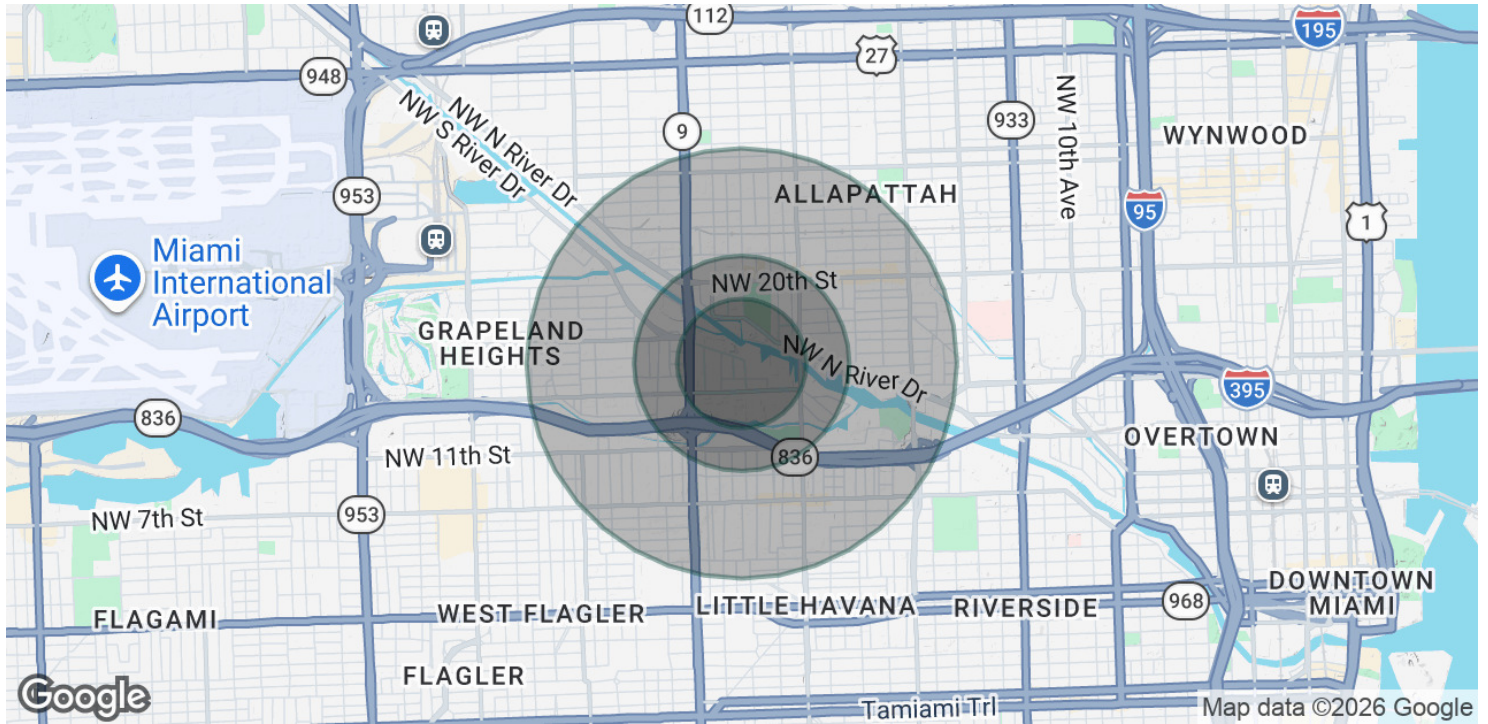
Additional Photos



Location Map



Demographics Map & Report



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,514	9,544	38,316
Average Age	41	43	43
Average Age (Male)	40	41	41
Average Age (Female)	43	44	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,376	3,717	14,020
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$47,913	\$50,947	\$53,947
Average House Value	\$412,721	\$401,502	\$401,513

2020 American Community Survey (ACS)