

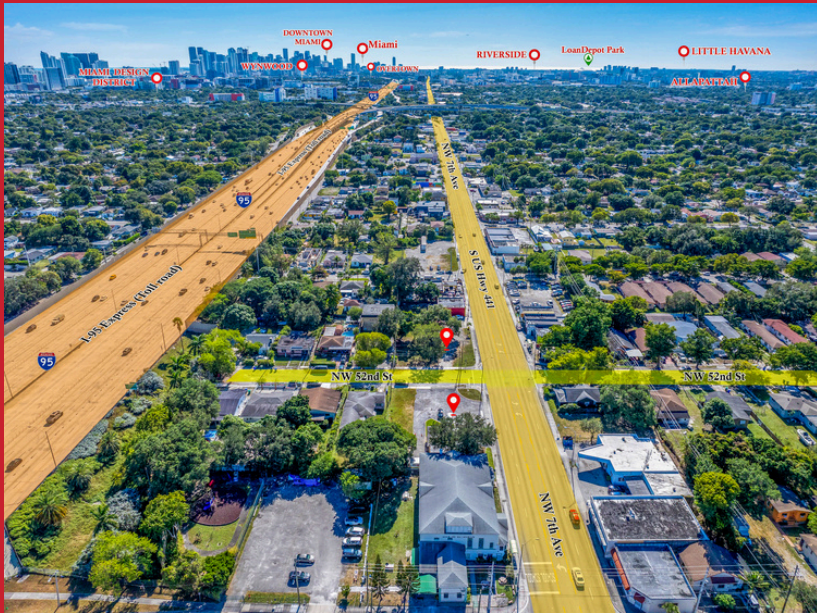
**5235 NW 7 AVENUE
MIAMI, FL 33127**

Corner /Retail 2000SF Building on a nearly 13,000sf lot. Unique opportunity to acquire an existing funeral home, well established over 30 years, with all existing licenses, generating income \$3,500k/ month gross. Lease is M2M. Buildig is located on NW 7th ave an important high traffic north-west corridor, connecting several critical neighborhoods of Miami and running parallel to I-95. The corridor is growing quickly in importance and is directly in the path of redevelopment, Property is located near the Liberty Square, by the Related Group, a 55-acre Miami-Dade County Public Housing site. Liberty Square is located in a mixed-use neighborhood complete with arts and culture, educational facilities, health centers, parks and recreation and more. Not to mention the proposed 5000 unit project by the Swerdlow group down the street in Little Haiti. Located just minutes from I-95 and conveniently close to Downtown Miami, Miami Beach, Port of Miami, Design District, Midtown, Miami International Airport, Wynwood and the MiMo District.

PRICE: \$1,099,000

Land Size: 12,936 Sq.Ft

Zoning: T5-O



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