



**FOR SALE**

**5935 NW 2ND AVENUE  
MIAMI, FL 33127**

**VALUE-ADD SHOPPING CENTER WITH  
DEVELOPMENT RIGHTS**

**STL**  
COMMERCIAL

# OVERVIEW

Opportunity to purchase a shopping center in the heart of a rapidly emerging sub-section of Little Haiti. The property is currently rented below market on mostly month-month leases. If the units are all rented at \$2500/month + NNN, the property would yield a 8.18% cap rate at asking price.

The property is surrounded by highly successful retail businesses including Panther Coffee and Sur.

It also has development rights for up to 5 stories and a variety of uses.



# SITE SUMMARY

**LOT SIZE:** 13,474 SF

**BUILDING SIZE:** 4,532 SF

**LEASABLE AREA:** 4,258 SF + Courtyard in back

**PARKING SPACES:** 19+

**ZONING:** T5-L

**CURRENT USE:** Retail & Studios

**ALLOWED FUTURE USES:** Multi-Family, Retail, Restaurant, Office, Etc..

**ALLOWED HEIGHT:** 5 Stories

**ASKING PRICE:** \$2,200,000



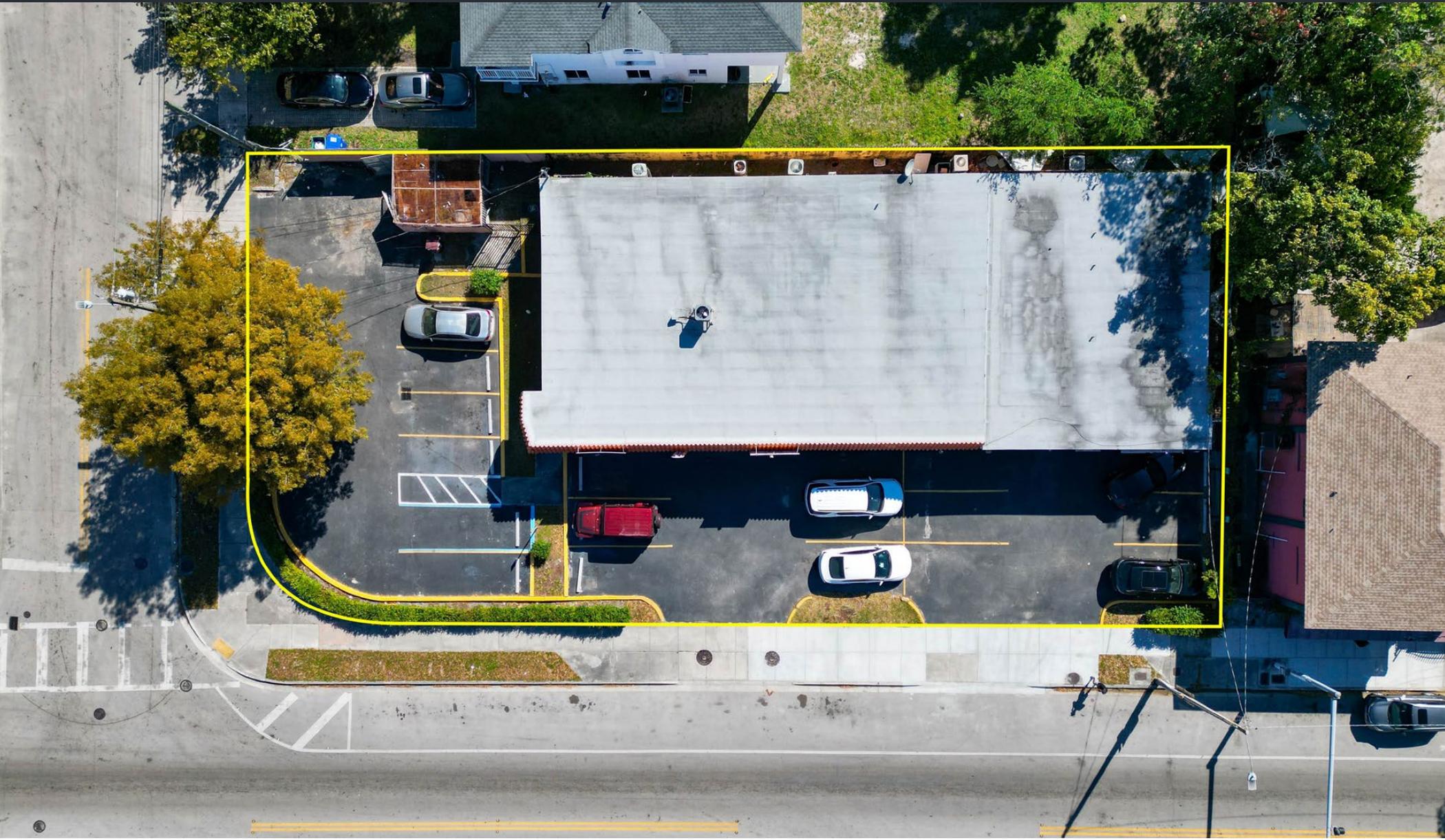
5935 NW 2ND AVENUE - MIAMI, FL 33127

**ALEX TSOULFAS** | PRESIDENT | 305.972.7217

**BRIAN PINEIRO** | COMMERCIAL ADVISOR | 786.382.9900

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# BIRDSEYE VIEW



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# NEIGHBORHOOD RETAIL



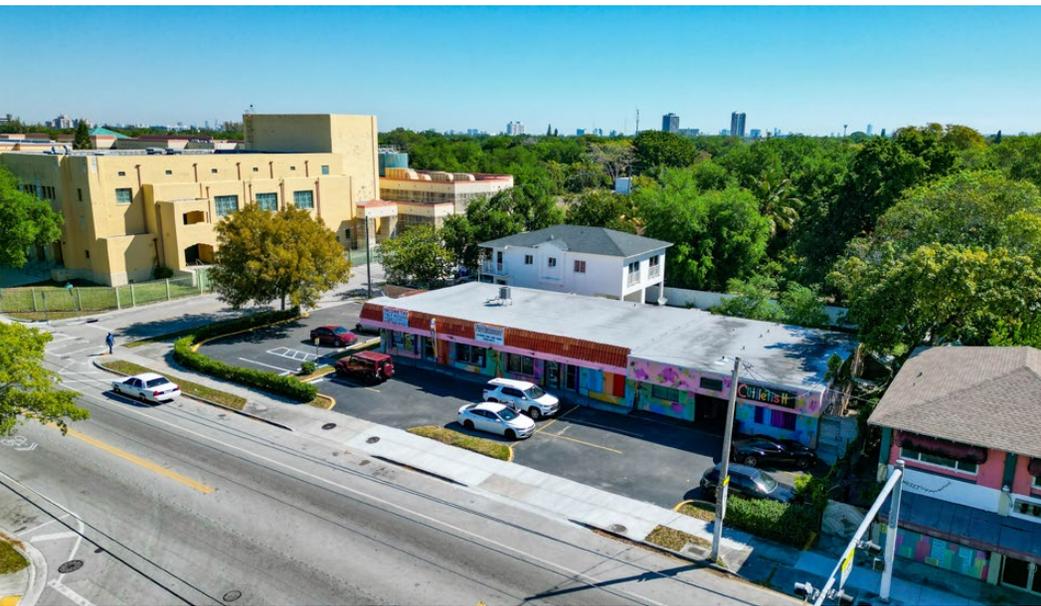
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# EXTERIOR PHOTOS



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# SOUTH VIEW



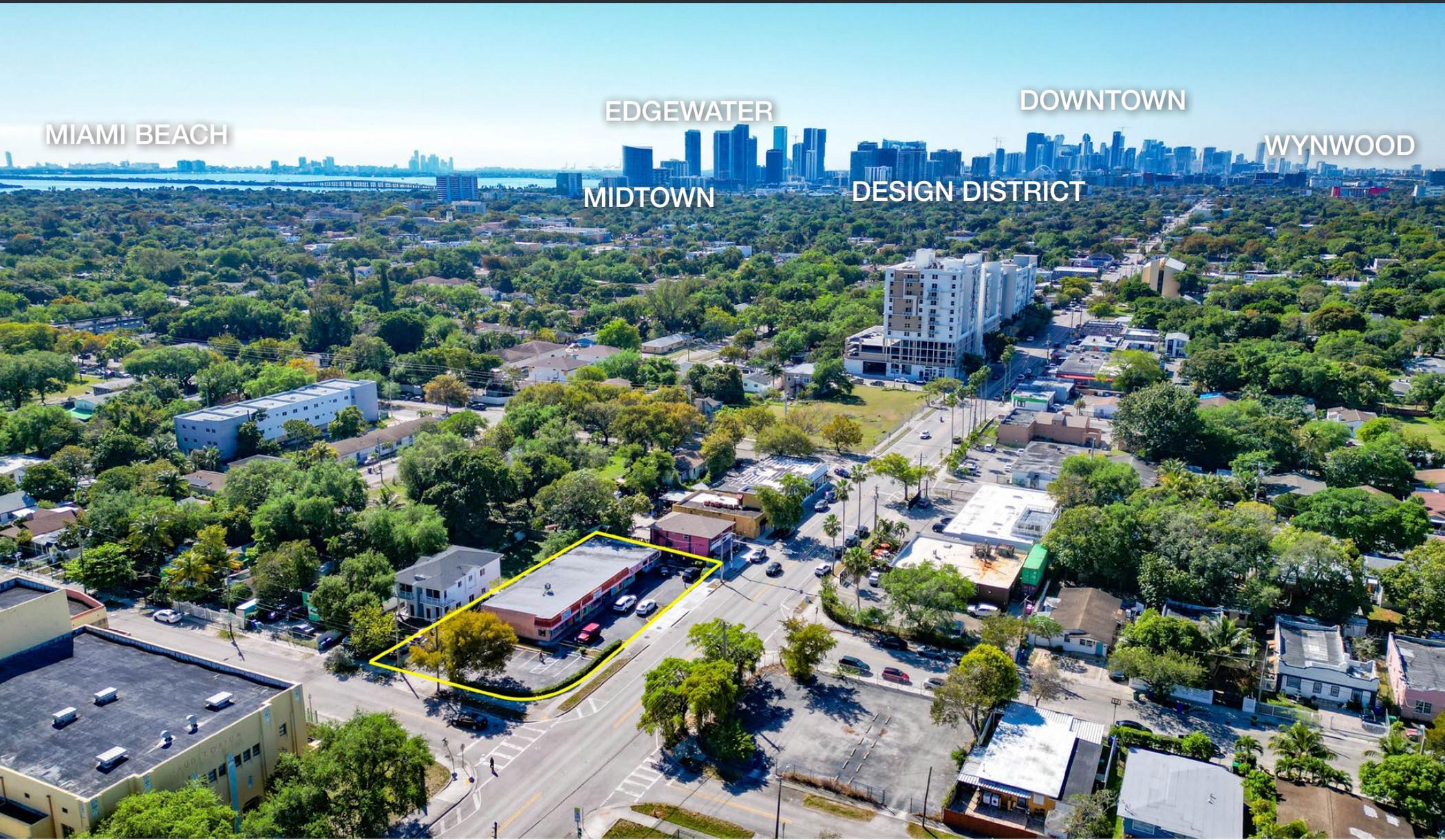
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# SOUTH EAST VIEW



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# EAST VIEW



MIAMI BEACH

MORNINGSIDE AND BAYPOINT

LITTLE RIVER BUSINESS DISTRICT &  
MAGIC CITY INNOVATION DISTRICT

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