



# 1535 W FLAGLER ST MIAMI FL - 33135

*For Sale | \$2,300,000*

**SYNERGY REALTY ADVISORS**

42 NW 27TH AVE #402, MIAMI, FL 33125

786.536.7287

# 1535 W FLAGLER ST

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Synergy Realty Advisors in compliance with all applicable fair housing and equal opportunity laws.

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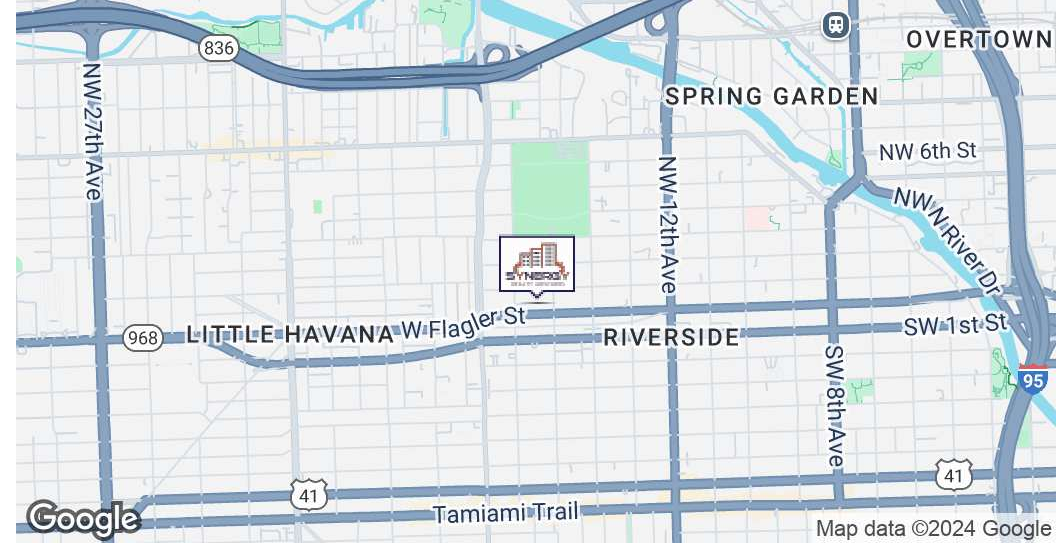


# PROPERTY INFORMATION

*Section 1*



# 1535 W FLAGLER ST



## OFFERING SUMMARY

Sale Price:	\$2,300,000
Building Size:	700 SF
Lot Size:	7,500 SF
Price / SF:	\$3,285
Year Built:	1948
Zoning:	T6-8-0-URBAN CORE ZONE

## PROPERTY OVERVIEW

1535 W Flagler is an ideal auto repair facility featuring one service bay and four lifts. The 700 sq. ft. building is set on a spacious 7,500 sq. ft. lot, providing ample space for vehicle maneuvering and customer parking. Zoned T6-8-0, the property is currently leased at approximately \$3,500 per month on a month-to-month basis, generating consistent income. The existing tenant operates an auto repair shop, making this a turnkey investment for those seeking a stable rental property with immediate cash flow potential.

## PROPERTY HIGHLIGHTS

- Ideal auto repair facility with one service bay and four lifts
- 700 sq. ft. building on a spacious 7,500 sq. ft. lot
- Ample space for vehicle maneuvering and customer parking
- Zoned T6-8-0, allowing for future development potential
- Leased at approximately \$3,500 per month, month-to-month basis

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## PROPERTY DESCRIPTION

1535 W Flagler is an ideal auto repair facility featuring one service bay and four lifts. The 700 sq. ft. building is set on a spacious 7,500 sq. ft. lot, providing ample space for vehicle maneuvering and customer parking. Zoned T6-8-0, the property is currently leased at approximately \$3,500 per month on a month-to-month basis, generating consistent income. The existing tenant operates an auto repair shop, making this a turnkey investment for those seeking a stable rental property with immediate cash flow potential.

## LOCATION DESCRIPTION

Explore prime retail and vehicle-related investment opportunities in the vibrant area surrounding 1535 W Flagler St, Miami, FL. With nearby attractions like the Miami International Mall and the bustling Flagler Street, this location offers a dynamic environment for commercial success. Ideal for retail ventures, this property is set in the heart of Miami's thriving business and cultural scene.

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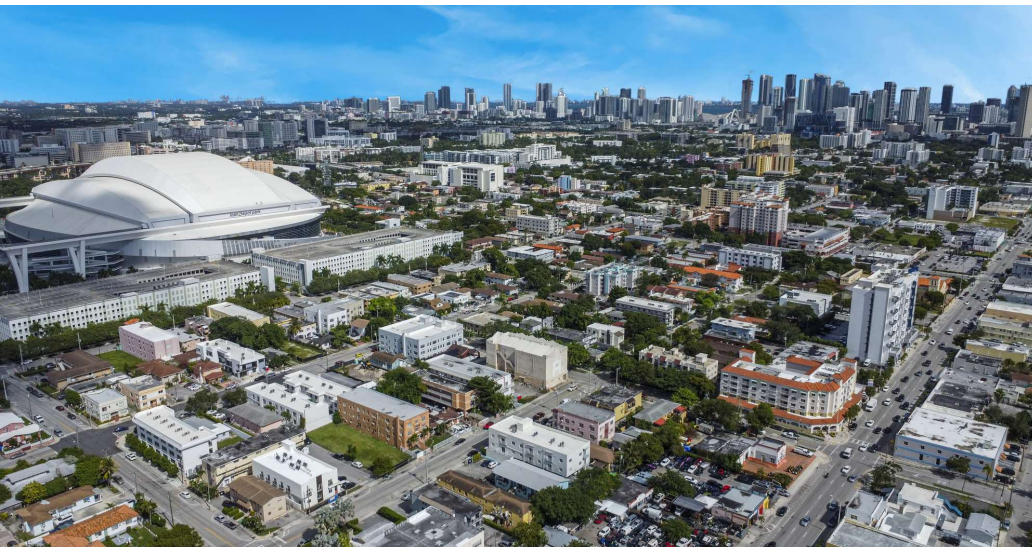


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## PROPERTY HIGHLIGHTS

- Ideal auto repair facility with one service bay and four lifts
- 700 sq. ft. building on a spacious 7,500 sq. ft. lot
- Ample space for vehicle maneuvering and customer parking
- Zoned T6-8-0, allowing for future development potential
- Leased at approximately \$3,500 per month, month-to-month basis
- Turnkey investment with stable rental income and immediate cash flow



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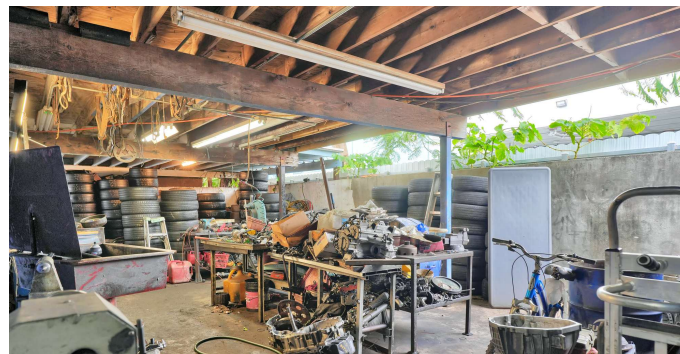
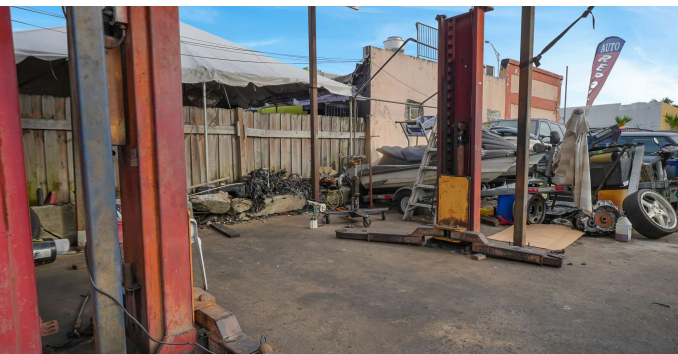
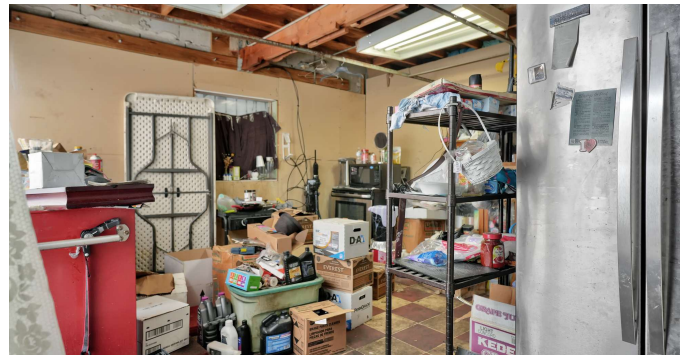
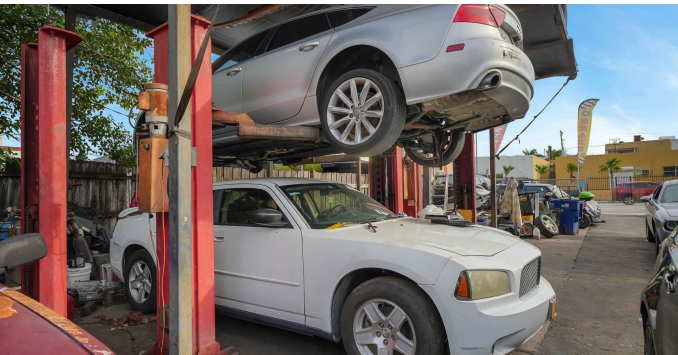
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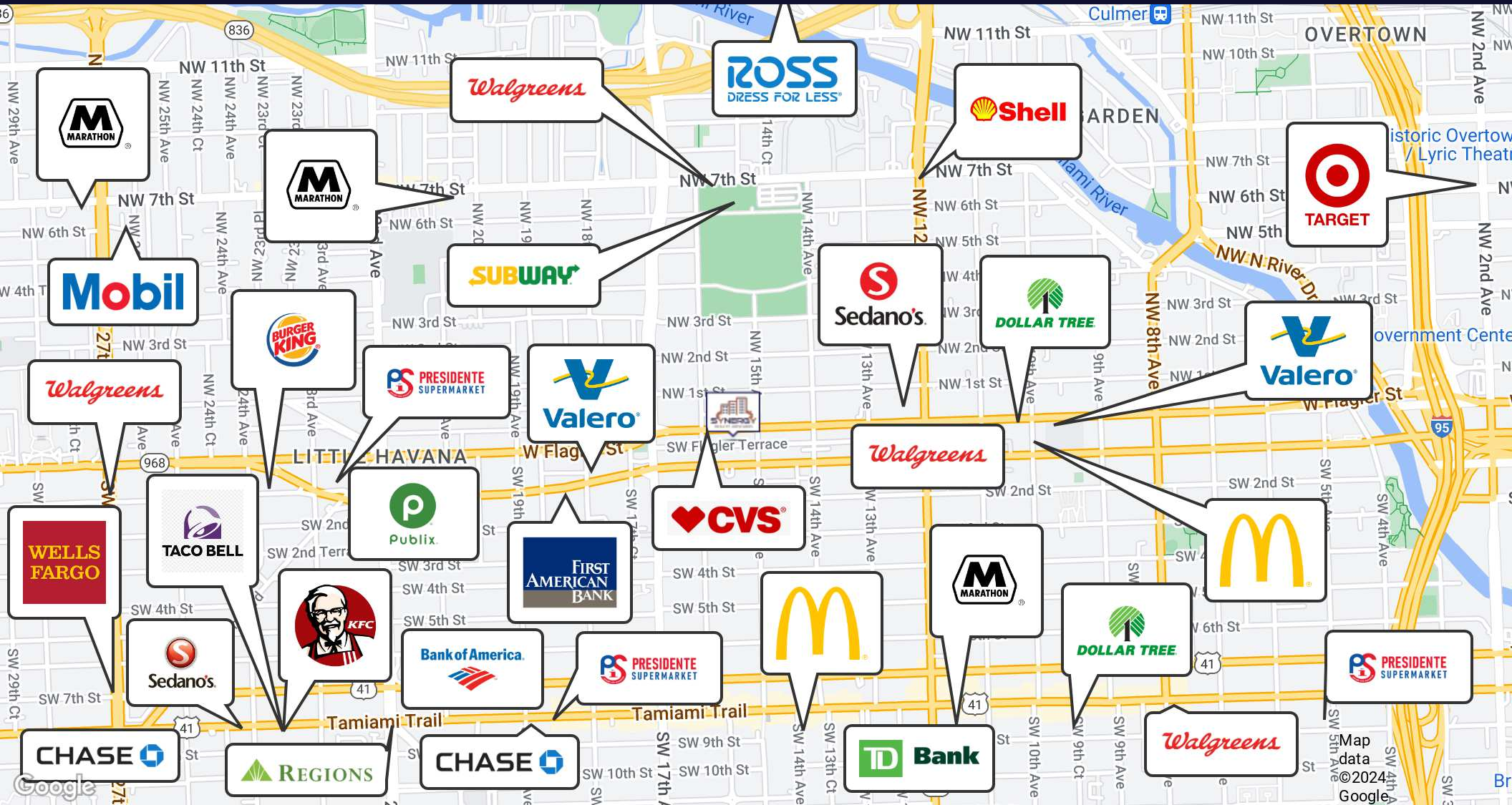


# LOCATION INFORMATION

*Section 2*



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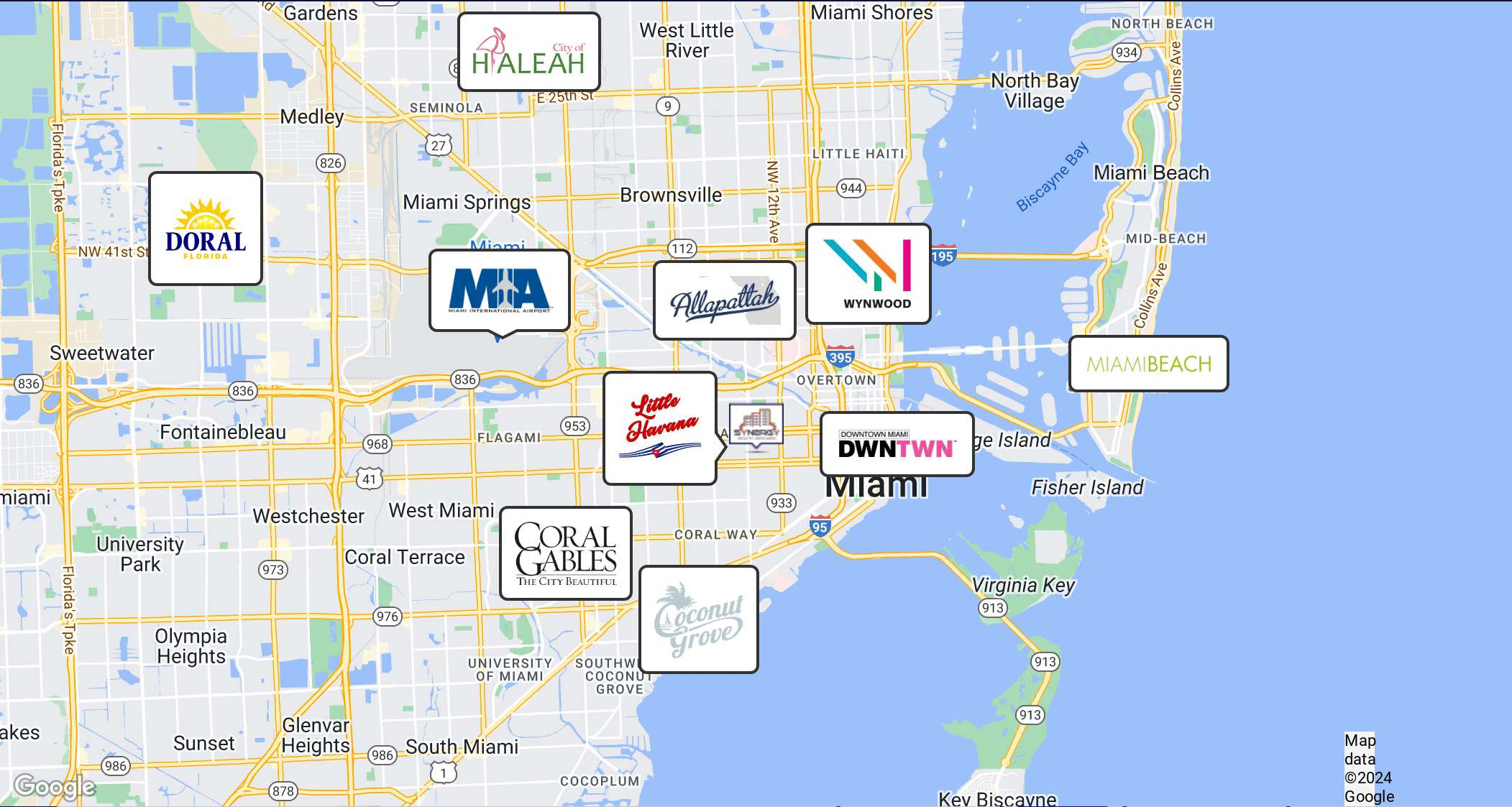
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# FINANCIAL ANALYSIS

*Section 3*



# 1535 W FLAGLER ST

## INVESTMENT OVERVIEW

1535 W FLAGLER ST, MIAMI FL - 33135

Price	\$2,300,000
Price per SF	\$3,285

## OPERATING DATA

1535 W FLAGLER ST, MIAMI FL - 33135

## FINANCING DATA

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## INCOME SUMMARY

1535 W FLAGLER ST, MIAMI FL - 33135

**GROSS INCOME**

**\$0**

## EXPENSES SUMMARY

1535 W FLAGLER ST, MIAMI FL - 33135

**OPERATING EXPENSES**

**\$0**

**NET OPERATING INCOME**

**\$0**

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# DEMOGRAPHICS

*Section 4*

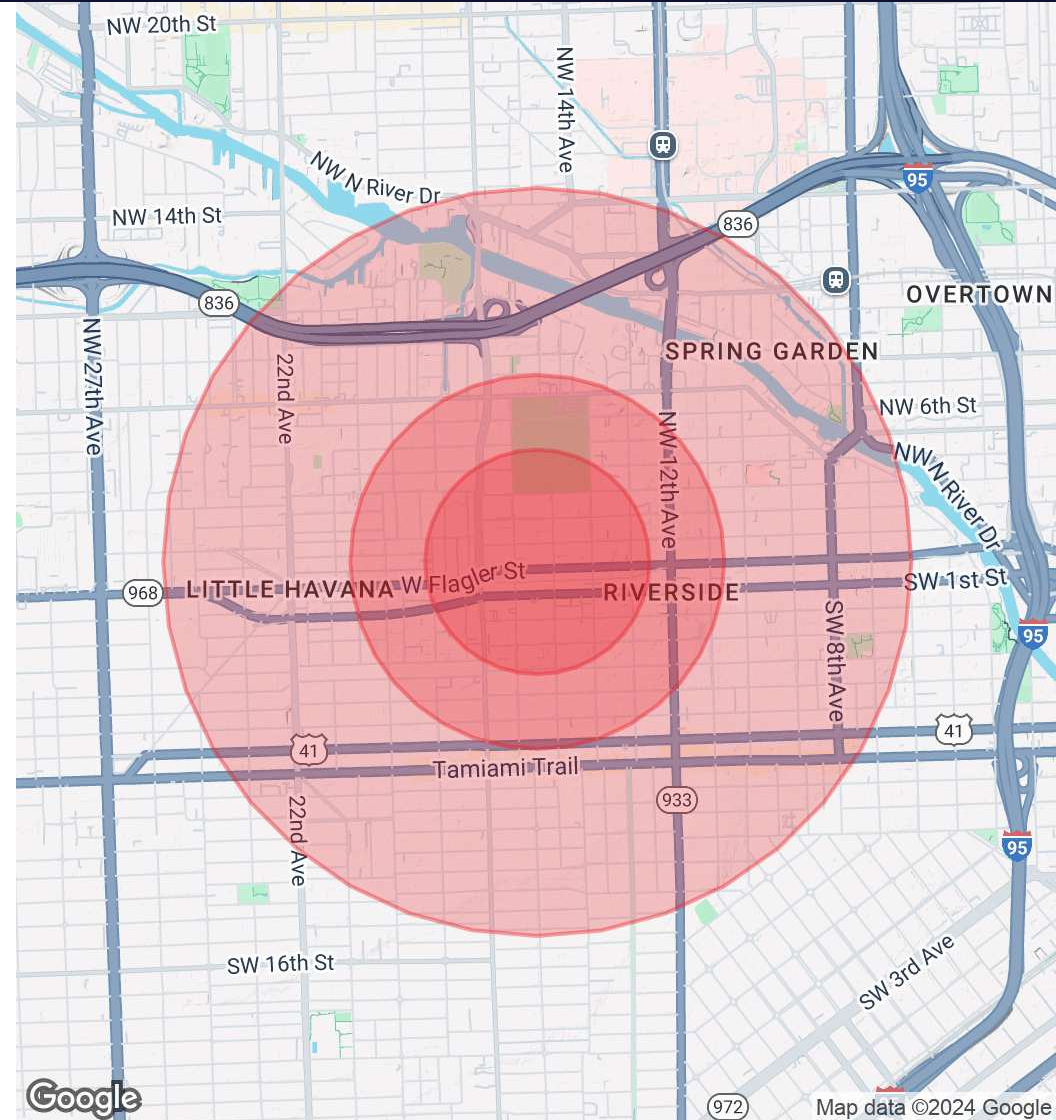
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	7,690	21,648	60,678
Average Age	42	42	43
Average Age (Male)	41	41	42
Average Age (Female)	44	44	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,110	8,706	25,373
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$54,655	\$51,635	\$57,265
Average House Value	\$442,968	\$442,811	\$491,382

Demographics data derived from AlphaMap



Map data ©2024 Google

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# ADVISOR BIOS

*Section 5*

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## ANDROS SARDUY

asarduy@synergyrealtymiami.com

Direct: 305.297.3557

## PROFESSIONAL BACKGROUND

Andros is a top producing listing agent with ten years of experience in commercial real estate and luxury sales. His portfolio of sales include:

- Sold the most concrete plants in South East Florida in the last ten years
- Small to large multifamily properties
- Large and mid size multi-tenant office buildings
- Owner user office and retail properties
- NNN retail assets
- Small to large size shopping centers
- Industrial properties & Businesses
- Various types of development land
- Waterfront homes and other luxury properties

## EDUCATION

Andros has a degree in finance from Florida International University and has made a career out of closing complex transactions that require the repositioning of multi or single tenant buildings to achieve the highest price for his clients. An expert negotiator, Andros will often get creative to close difficult deals and get the job done.

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**GIOVANNI VASQUEZ**  
**President | Managing partner**  
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## PROFESSIONAL BACKGROUND

Giovanni Vasquez has 10 years of experience in the real-estate industry, He specializes in commercial and residential transactions throughout South Florida.He currently handles :

- Small to large multifamily properties
- Large and mid size multi-tenant office buildings
- Owner user office and retail properties
- Small to mid size shopping centers
- Industrial properties
- Various types of development land
- Business Development
- Marketing
- Agent Recruitment

## EDUCATION

Mr. Vasquez graduated from Florida International University with a business management degree. He gained extensive experience in the fields of sales, marketing, business development, and design by working for behemoth corporations such as Televisa and Linkeo. These skills have allowed him to close multimillion dollar properties that have been headlined in major real estate articles.

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