

An aerial photograph of a city street intersection. The street is wide with multiple lanes and crosswalks. There are several cars and a white truck on the road. The surrounding area is densely packed with residential houses and some commercial buildings. A yellow building is visible on the right side of the street. The sky is clear and bright.

1186 NW 103rd St

MIAMI, FL 33150

LIST PRICE: \$2,000,000

1186 NW 103rd ST

Miami, FL 33150

PROPERTY OVERVIEW

Located in the heart of Miami, at 103rd St and 12th Ave, this BU-1 zoned property is situated in an up-and-coming, rapidly evolving neighborhood with 30,500 vehicles passing by daily. Surrounded by major franchises and businesses, this mixed-use property offers unparalleled visibility and accessibility, making it an ideal investment for both owner-users and investors.

Currently, the property is leased to a restaurant, a marketplace, and two residential units above, which are Section 8 approved, ensuring stable rental income. The property has been newly upgraded, featuring modern finishes, fresh asphalt, a newly painted exterior, upgraded lighting, and more. With some leases nearing expiration, this is a perfect opportunity for an owner-user to establish their business in a high-traffic location or for an investor to increase rents and maximize returns.

The BU-1 zoning allows for a variety of commercial and residential uses, making this a highly flexible investment with room for growth. Whether you're looking to capitalize on rising rents, purpose the space, or establish your own business, this property offers endless potential to become a high-yielding cash cow in Miami's growing market.

KEY FEATURES

- High-traffic location with 30,500 vehicles passing daily
- BU-1 zoning allowing for a mix of commercial and residential uses
- Current tenants include a restaurant, marketplace, and two residential units
- Section 8 approved residential units ensuring stable rental income
- Recently upgraded with new asphalt, exterior paint, lighting, and interior renovations
- Surrounded by national franchises and businesses driving foot traffic
- Plenty of parking and curbside stop for added convenience
- Upcoming lease expirations allow for an owner-user to occupy or adjust rents



TRUSTPOINT
REALTY



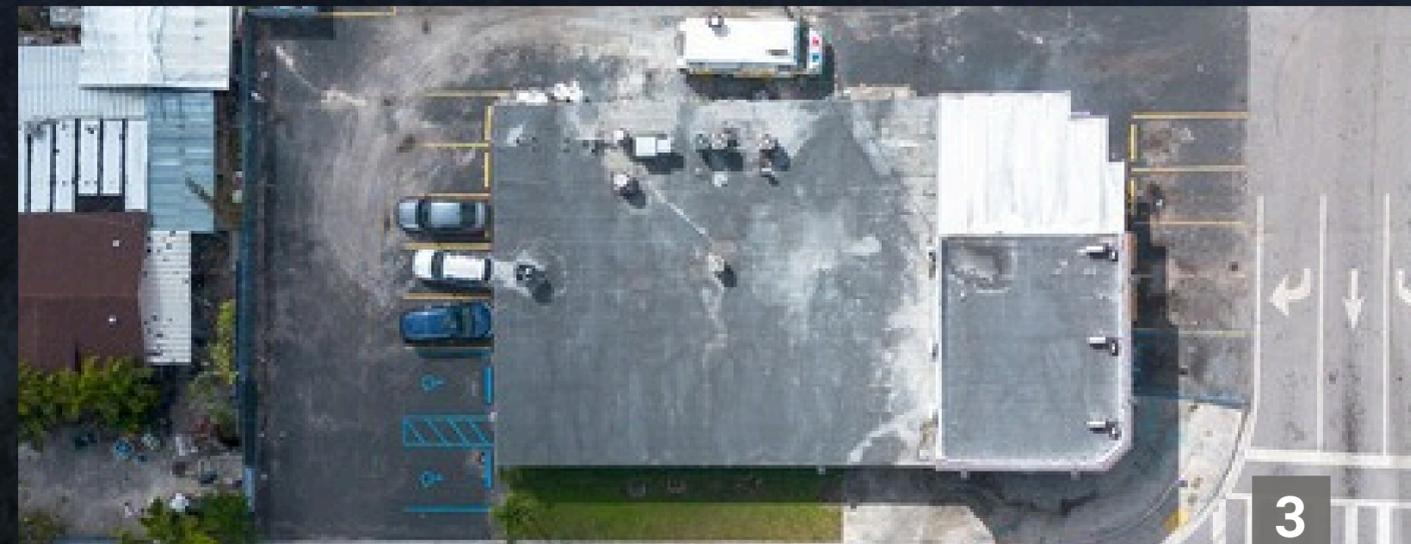
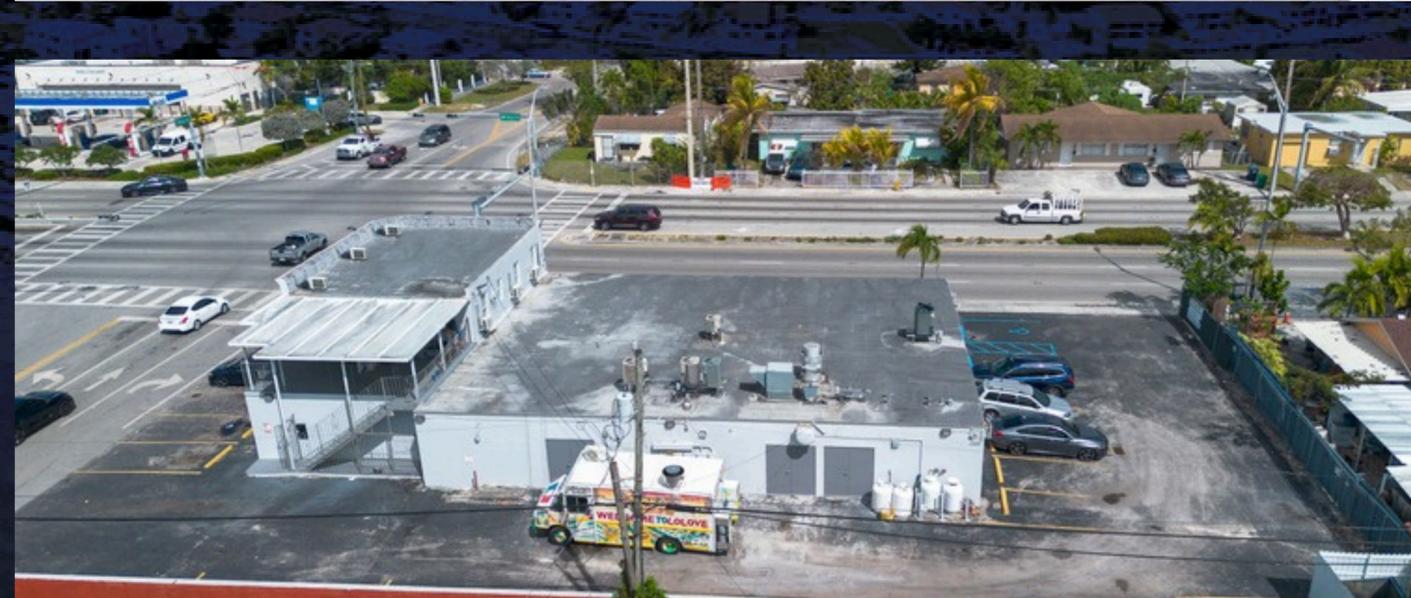
1186 NW 103rd St, MIAMI, FL 33150



TRUSTPOINT
REALTY

PROPERTY DETAILS

Residential Units:	2
Commercial Units:	2
AADT:	30,500
Rentable SqFt:	6,487 SqFt
Built In:	1986
Year Renovated	2024
Parking Spot:	17
View Description:	Yes
Lot Size:	16,058 SqFt
More Details:	Perfectly Located on High Traffic Corner Freestanding, Curbside Entrance Close to I-95, Newly Remodeled
Zoning:	BU-2 (Neighborhood Business District))



1186 NW 103rd ST, MIAMI, FL 33150



1186 NW 103rd ST, MIAMI, FL 33150



1186 NW 103rd ST

MIAMI, FL 33150



**1186 NW 103rd ST,
MIAMI, FL 33150**



Rendering



1186 NW 103rd ST, MIAMI, FL 33150

Jewish Leadership Academy



The Jewish Leadership Academy (JLA) is a cutting-edge educational institution located just half a mile away from this prime property. Offering a rigorous curriculum focused on leadership, academic excellence, and Jewish values, JLA prepares students for future success in both their careers and their communities. With annual tuition set at \$48,000 for middle school and \$52,000 for high school, JLA's Indexed Tuition program ensures accessibility by scaling fees to meet each family's financial capacity. The modern, vibrant environment created by JLA elevates the surrounding community, making this nearby property an even more valuable investment.

01 Parking Garage

02 Hub Building

1st Floor
Prefunction Space
Maintenance Office
2nd Floor
Library/Media Center
Music Recording Studio
Fab Lab
Terrace

03 Beit Midrash

04 Dining Hall

05 Ninja Course

06 Middle School

Teacher HQ
MS Commons
Associate Head for MS
MS Labs
Co-Lab
MS Counselling
MS Classrooms
Art School

07 Habi Center

08 Upper School

1st Floor
Physics Lab
Chemistry Lab
Biology Lab
Associate Head for US
US Classrooms
US Lower Commons
US Counseling
Associate Head for Judaics

09 The Nest

10 Running Track

11 Tennis Courts

12 Soccer Field

13 Basketball Court

14 Admin & Athletics

Security
Reception
IT Office
CFO/COO
Head of School
Admissions
Director of Operations
Admin Conference Room
Director of Communications
Director of Development
Conference Room
Nurse
College Guidance
Staff Locker Room (Men's)
Staff Locker Room (Women's)
Gymnasium
Boy's Locker Room
Girls's Locker Room
Fitness/Weight Room
Athletic Director
Mother's Room



1186 NW 103rd ST

MIAMI, FL 33150



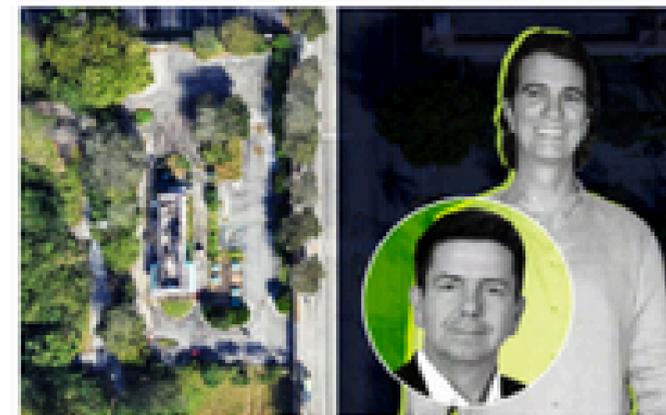
Upcoming Developments



RELATED PLANS 316 UNIT PUBLIC HOUSING PROJECT

Address: 860, 930, 950 NW 95 Street
Description: Related wants to build a 12 story building on a 4-acre site

Site: <https://therealdeal.com/miami/2024/08/08/perez-family-related-urban-plans-miami-dade-public-housing/>



Flow nabs \$51M loan for \$71M El Portal site

Address: 8500 Biscayne Boulevard
Description: Planning to build 2,380-plus apartments with commercial space and a school

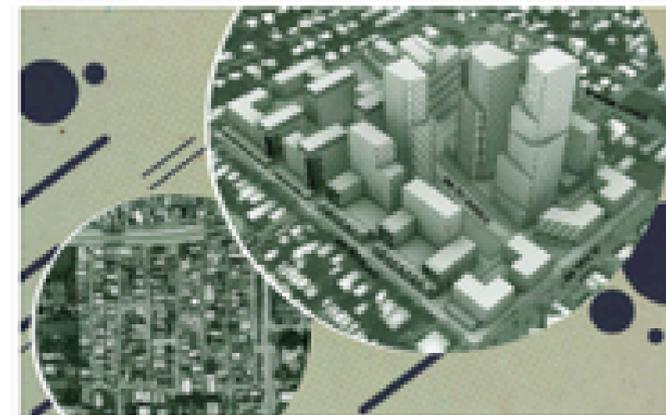
Site: <https://therealdeal.com/miami/2024/08/08/perez-family-related-urban-plans-miami-dade-public-housing/>



3,200-UNIT PROJECT IN WEST LITTLE RIVER

Address: 8400 NW 25 Avenue
Description: Proposes 6 towers on a 11.7 acre site, up to 37 story

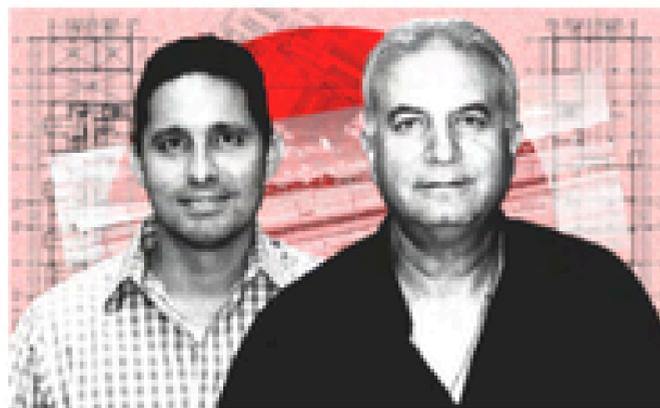
Site: <https://therealdeal.com/miami/2024/06/05/developer-plans-biggest-miami-dade-live-local-act-project/>



PLANS FOR 4,000 APARTMENTS, RETAIL, OFFICES AND A HOTEL

Address: 8050 NW Miami Court
Description: 3,990 multi-family units, 250k SwFt of retail, 108k SwFt of office & 312 hotel rooms.

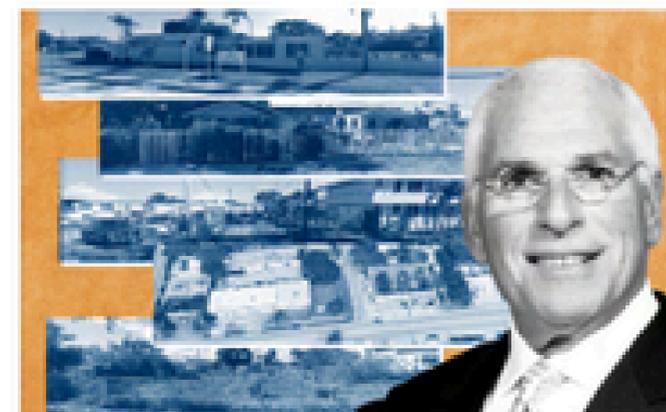
Site: <https://therealdeal.com/miami/2024/06/05/developer-plans-biggest-miami-dade-live-local-act-project/>



IMC PLANS TO START 1,000 UNIT APT PROJECT

Address: 2963, 2995, and 3073 NW 79th St
Description: IMC wants to build a seven-story building with at least 31 workforce units and 213 market-rate units on 5 acres

Site: <https://therealdeal.com/miami/2024/06/05/developer-plans-biggest-miami-dade-live-local-act-project/>



SWERDLOW PLANS TO ADD 5,000+ APARTMENTS

Address: 520 NW 75th Street
Description: Plans to develop 5,730 multi family units, 370k SqFt of office & school, and 250k SqFt of Tri-Rail passenger station

Site: <https://therealdeal.com/miami/2024/06/05/developer-plans-biggest-miami-dade-live-local-act-project/>

1186 NW 103rd ST

MIAMI, FL 33150

Recent Comparable Sales



90 NE 54th STREET

Price: \$1,650,000

13015 NW 38th Ave

Lot Size: 4,800 SF

Bldg Area: 3,954 SF

Date: 3-21-25



1001 NW 95th STREET

Price: \$1,250,000

PPSF: \$1,052.19

Lot Size: 10,279 SF

Bldg Area: 1,188 SF

Date: 3-6-25



842 & 920 NW 119th STREET

Price: \$2,000,000

PPSF: \$537.63

Lot Size: 19,125 SF

Bldg Area: 3,720 SF

Date: 9-9-23

2275 NW 150 ST
OPA-LOCKA, FL 33054



Pro-Forma Rent Roll

NAME OF TENANT	SQFT OF Unit	GRO \$\$ MONTHLY RENT	GRO \$\$ ANNUAL RENT
RETAIL 1	1,924	\$5,611.67	\$67,340.04
RETAIL 2	3,128	\$9,117.50	\$109,410.00
APARTMENT 1	779	\$2,100	\$25,200
APARTMENT 2	780	\$2,100	\$25,200.00
Total	6,609	\$18,929.17	\$227,150.04
Expenses			
Property Tax		\$ 988.64	\$ 11,983.68
Insurance		\$ 1,700.00	\$ 20,400.00
Maintenance		\$ 500.00	\$ 6,000.00
Landscaping		\$ 100.00	\$ 1,200.00
Sales Tax		\$ 267.00	\$ 3,204.00
Water (Quarterly)		\$ 1,017.41	\$ 4,069.64
Total		\$ 4,583.05	\$ 46,857.32
Pro-Forma Net Income			\$180,292.72
Pro-Forma Cap Rate			9%

1186 NW 103rd St

MIAMI, FL 33150

LIST PRICE: \$2,000,000



TRUSTPOINT
REALTY