



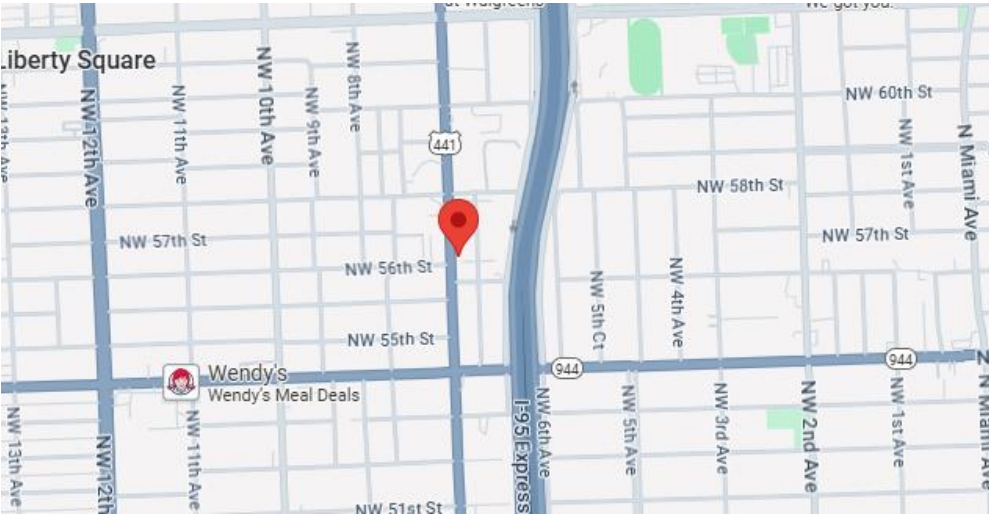
Bldg: 1,700 SF // 2 Units

FOR SALE

NW 7th Ave Flex Space

5621 NW 7th Avenue, Miami, FL 33127

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$950,000
Submarket:	Liberty City
Building SF:	1,700 SF
Lot SF:	7,000 SF
Price/SF Building:	\$559
Zoning:	T6-8-O

INVESTMENT OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the sale of 5621 NW 7th Ave in Liberty City, next to Miami’s most talked about neighborhoods of Wynwood and Little River. This 1,700 SF retail/office building on a 7,000 SF lot presents an excellent investment opportunity in a vibrant location on a major thoroughfare. The property could be used for retail, professional offices, flex storage, art galleries and much more under the flexible T6-8-Open liberal commercial zoning. The property’s strategic position offers high visibility, heavy traffic, and proximity to vibrant local culture, catering to the increasing demand for urban retail and office space. Ongoing urban infill development and infrastructure enhancements in the area, property values are poised to continue growing, making this an attractive option for investors seeking returns in a dynamic market.

INVESTMENT HIGHLIGHTS

- Owner-User Office or Retail - Currently split into two units of +/- 850 SF.
- High traffic location in an actively revitalizing neighborhood on NW 7th Ave.
- Parking for 8+ cars or storage onsite behind the building in a gated lot.
- Situated in the Liberty City Opportunity Zone between Allapattah, Wynwood and Little River

Andrew Dixon // Executive
ad@dwntwnrealtyadvisors.com // (P) 786.294.6378

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A Commercial Brokerage Firm

[View Inventory](#)

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LOCATION DESCRIPTION



Liberty City Overview

Liberty City, located within Miami's Opportunity Zone along NW 7th Ave, has become a dynamic and rapidly evolving neighborhood. Property values are increasing annually by 8%, highlighting strong investor confidence. Key infrastructure upgrades, including the NW 7th Ave transit corridor expansion and smart city technology integration, enhance connectivity and sustainability, positioning the area for continued growth. The neighborhood boasts a vibrant commercial scene, with diverse retailers and service providers, cultural venues like Liberty Arts Center and Sandrell Rivers Theatre, and historical attractions such as Heritage Museum Miami. Trendy dining options, like Morgan's relocating from Wynwood, and varied retail establishments elevate Liberty City's profile as a thriving commercial hub while attracting new residents and businesses. Strategically positioned with easy access to major highways and public transportation, Liberty City offers seamless connectivity to downtown Miami and surrounding areas via an expanded transit corridor and proximity to the Miami Metro Rail. Robust transportation options and community-driven initiatives foster a strong sense of belonging among residents, further boosted by healthcare centers and other amenities. Its proximity to Wynwood and Little River makes it a prime location for living and investment. Major projects like the Liberty Square Rising mixed-use development, set for completion in 2025, and the recently finished Superior Manor Apartments provide modern housing and commercial opportunities. Additionally, the 2024-announced Principio Apartments will leverage the Live Local Act to deliver an eight-story, 142-unit complex with 3,500 SF of retail, further solidifying Liberty City's trajectory as a premier destination for growth and development.

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EXTERIOR PHOTOS



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SALE COMPS

Property Address	Zoning	Property Type	Building SF	Land Area SF	Year Built	Sale Date	Sale Price	Price Per SF
4690 NW 7th Ave	T5-O	Office	4,532	14,500	1966	5/13/2022	\$1,700,000	\$375
7700 NW 7th Ave	D1	Retail	4,935	11,761	1957	7/1/2022	\$3,250,000	\$659
6471 NW 7th Ave	T 5-L	Retail / 2nd Gen Restaurant	2,640	12,005	1990	8/5/2022	\$1,975,000	\$748
7626-7642 NW 7th Ave	D1	Retail	5,553	13,504	1939	10/10/2022	\$1,700,000	\$306
4901 NW 7th Ave	T5-O	Retail	4,678	12,006	1939	4/17/2023	\$1,800,000	\$385
4949 NW 7th Ave	T5-O	Office	8,200	20,867	1945	11/14/2023	\$2,500,000	\$305
6105 NW 7th Ave	T6-8-O	Retail	2,500	6,534	1941	4/11/2024	\$900,000	\$360
9920 NW 7th Ave	UC-MC	Retail	1,282	14,122	1936	6/5/2024	\$650,000	\$507
5401 NW 7th Ave	T6-8-O	Retail/Land Value	4,840	35,966	1987	11/26/2024	\$3,800,000	\$785
5975 NW 7th Ave	T6-8-O	Retail/Land Value	1,581	11,326	1965	11/26/2024	\$1,075,000	\$680
							MIN:	\$305
							MAX:	\$785
							AVERAGE:	\$511
							MEDIAN:	\$446

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A Commercial Brokerage Firm

CONTACT

Andrew Dixon

Executive

(C) 305.498.9816

(O) 786.294.6378

ad@dwntwnrealtyadvisors.com



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