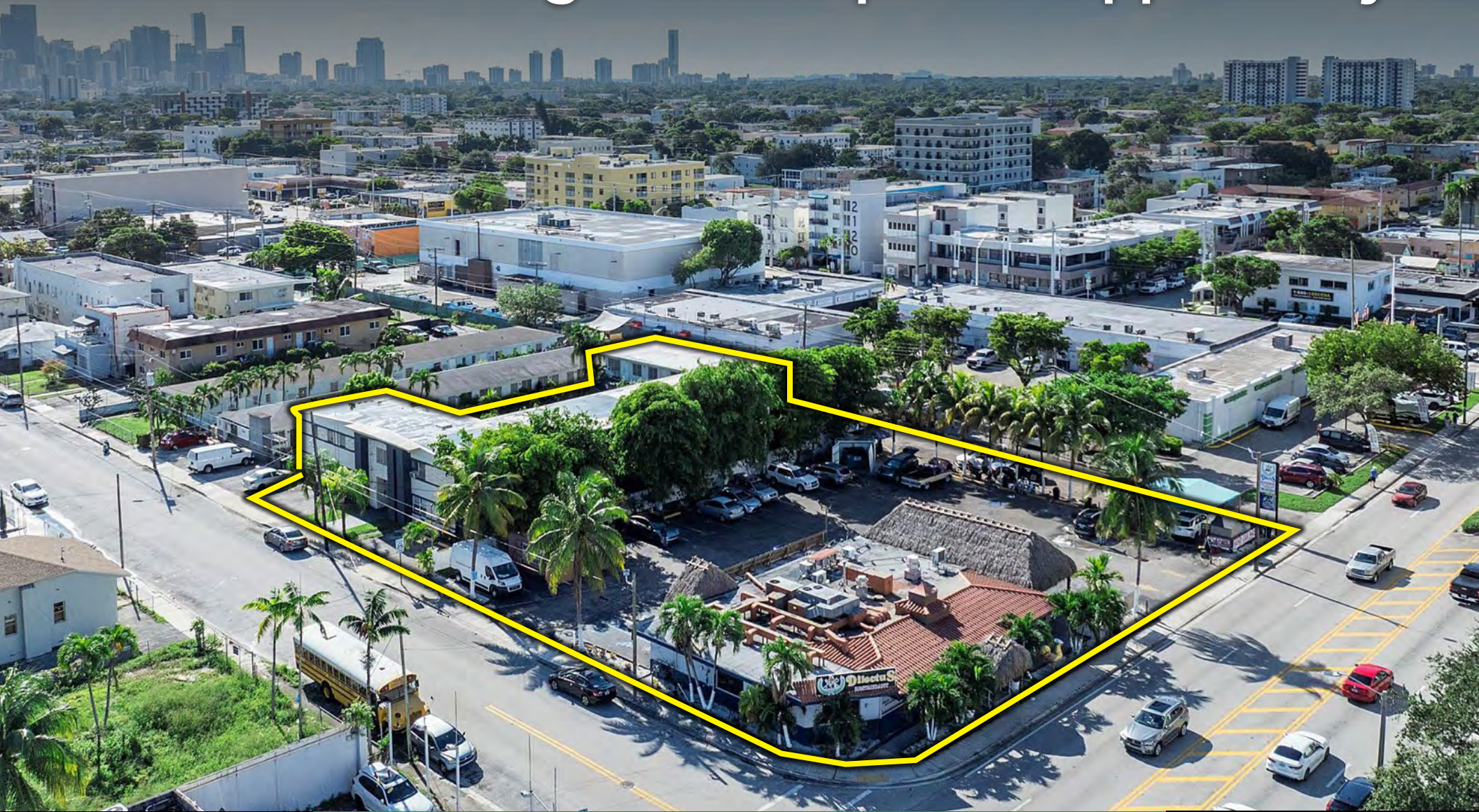


# LITTLE HAVANA

45 NW 22nd Ave - 2170 NW Flagler Terr, Miami, Florida 33125

## FOR SALE

## Income Producing Redevelopment Opportunity





# PROPERTY DETAILS

The site is currently has a 22 unit multifamily building, a leased restaurant, and an operating car wash, generating stable cash flow with value add potential. Flexible lease structures provide a buyer with both reliable near-term income and the ability to reposition or redevelop when market timing is ideal.

## Highlights

- **Seller Financing Available**
- 22 Unit 1br Multifamily
- Fully operational Restaurant and Car Wash
- Flexible leases with cancellation clauses in place
- Currently 100% occupied
- Possible up-zoning with a unity of title
- Desirable hard corner
- Easily financeable
- 18,400 Average Annual Daily Traffic Count

To get all information click below:



Property Details	
ADDRESS:	<b>45 NW 22nd Ave 2170 NW Flagler Terr</b>
ASKING PRICE:	<b>\$10,000,000</b>
NOI:	<b>Contact Agent</b>
TOTAL BUILDING SIZE:	<b>16,239 SF ±</b>
TOTAL LOT SIZE:	<b>40,927 SF ±</b>
ZONING:	<b>T6-8-L / T5-R</b>
TOTAL IN-PLACE TENANTS:	<b>25</b>
OCCUPANCY RATE:	<b>100.0%</b>

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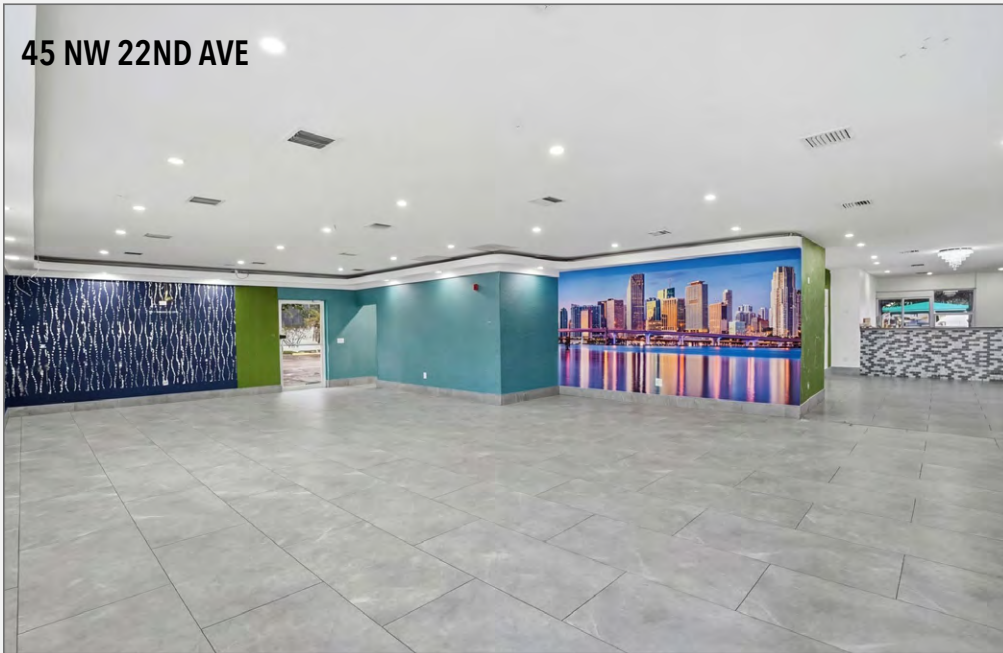
45 NW 22ND AVE



2170 NW FLAGLER TERR



45 NW 22ND AVE



2170 NW FLAGLER TERR







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