



1440 & 1432 W FLAGLER ST MIAMI, FL 33135

PRICE: \$2,650,000

Lot Size: 12,000 SF

Building Size: 7,600 SF

Flagler Street Assemblage – A rare opportunity to acquire a partially leased, income-producing retail assemblage located on Flagler Street, one of Miami’s most active and strategic commercial corridors. Situated in the heart of Little Havana, this ±12,000 SF site is positioned in a rapidly growing neighborhood surrounded by major employment centers, including Downtown Miami, Brickell, and the Health District.

The Site consists of five storefront retail units, two spaces are currently leased to a dry cleaner and a variety store. Each paying \$3,000/month, generating a total annual NOI of \$65,500. This setup provides stable, diversified income with near-term upside potential. Zoned T6-8-O, the site allows for the development of up to 41 residential units by right and mixed-use up to 8 stories, making it an excellent candidate for future redevelopment while collecting strong in-place income.

This is a prime opportunity for investors, developers, and land bankers to secure a well-positioned asset with cash flow today and development potential tomorrow.

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