

MiMo
5556 NE 4th Ct
Miami, Florida 33137

AVAILABLE

TURN-KEY RESTAURANT



CONFIDENTIALITY AND DISCLAIMER

This document is intended solely for your own limited use to determine whether you wish to express any further interest in the Property. This confidential memorandum contains brief, selected information pertaining to the business and affairs of the Property and has been prepared by Chariff Realty Group, primarily from information supplied by the Owner. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire.

Neither the Owner, nor any of its officers, directors, employees or agents, nor Chariff Realty Group, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto. Prospective offerors are advised to verify the information independently. The Owner reserves the right to change the price or any information in this Memorandum, or to withdraw the Property from the market at any time, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the Property or the Owner, nor shall it constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this memorandum. Like all real estate investments, this investment

carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area.

Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By your receipt of this confidential memorandum, you agree that the information contained herein is of a confidential nature and you will not disclose this memorandum or any part of

the contents to any other person, firm or entity without prior authorization from Chariff Realty Group.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR CHARIFF REALTY GROUP REAL ESTATE AGENT FOR MORE DETAILS.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Chariff Realty Group has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Chariff Realty Group's expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Chariff Realty Group and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.

www.chariff.com
(305) 576-7474



OVERVIEW

Chariff Realty Group proudly presents the unique opportunity to acquire **an available Turn-Key Restaurant.**

The current restaurant, is celebrated as a culinary gem, known for its high-end, globally-inspired cuisine and luxurious atmosphere that draws locals and visitors alike. Revered as a MiMo icon, The current restaurant has set a new standard in the city's dining scene, offering an unmatched dining experience

Note: *The offering includes the leasehold interest on the property; Furniture, Fixtures, and Equipment (FF&E); and inventory. The offering does not include the real estate where the business is located, naming rights or trademarks of the business.*

Google



EXECUTIVE SUMMARY



TOTAL LEASED SF:	8,673 SF ±
RESTAURANT:	5,531 SF ±
RESTAURANT OFFICES/STORAGE	1,480 SF ±
SUITE 1:	724 SF ±
SUITE 2B:	141 SF ±
ENCLOSED CORRIDOR W/ GLASS ROOF:	797 SF ±



PARKING: **50+ dedicated parking spots**



PRICE: **Contact Agent**



Contact us for lease summary.

Area Highlights

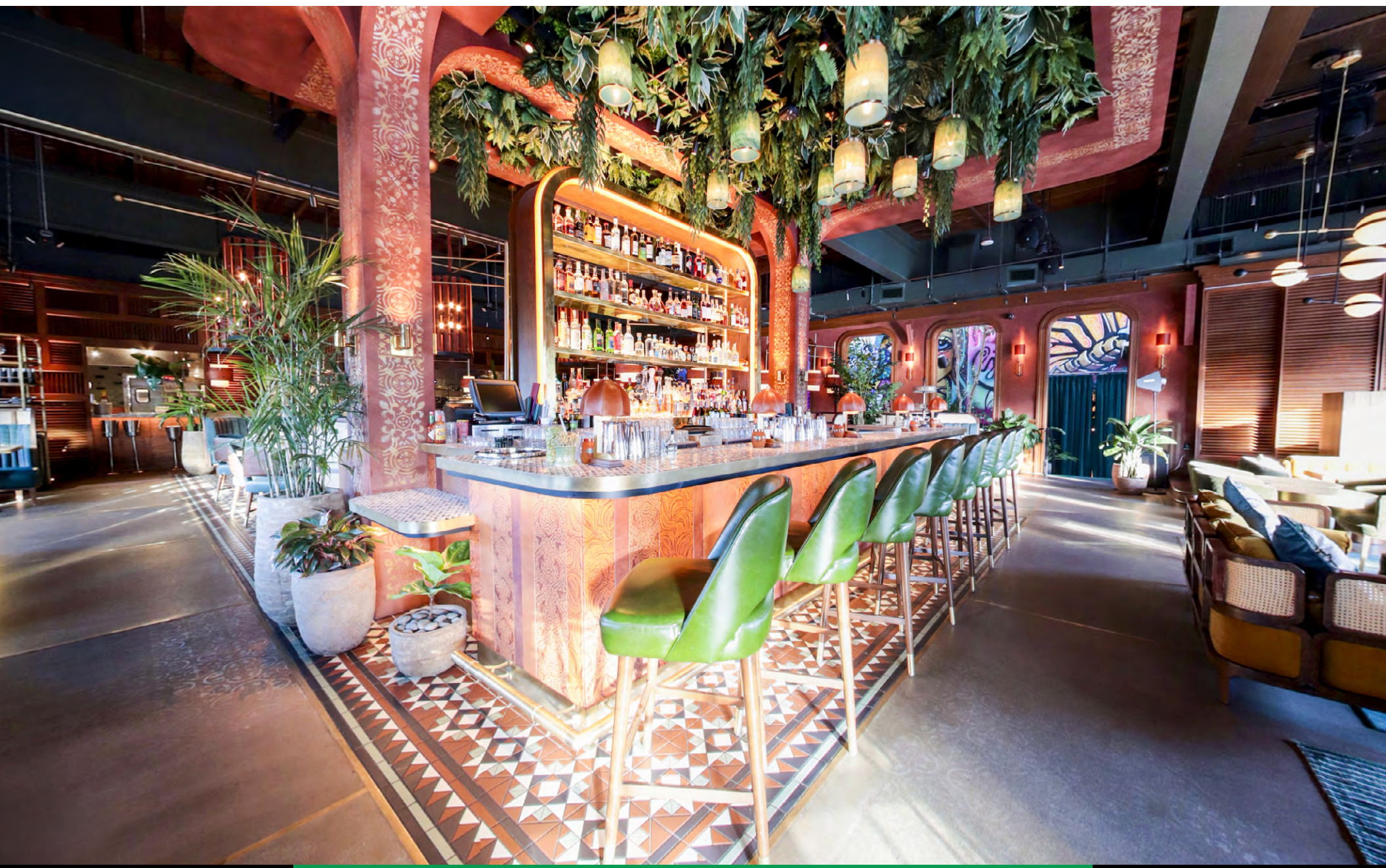
- Diverse demographic providing broad consumer base
- Vibrant dining scene within walking distance
- Close proximity to key transportation arteries
- Central location with convenient access to major metros
- Increased foot traffic & tourism due to Historic designation

All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.

www.chariff.com
(305) 576-7474



INTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS





FLOORPLAN

 **CLICK HERE**
For 3D Virtual Tour



- MAIN DINING ROOM
- THE LOUNGE
- GARDEN ATRIUM
- CANTINA
- THE PRIVATE DINING ROOM



AERIAL VIEW (NORTH TO SOUTH VIEW)



2.2 Miles to
EDGEWATER

1.5 Miles to

MIAMI
DESIGN
DISTRICT

2.6 Miles to
WYNWOOD

4.6 Miles to
ALLAPATTAH

LV	BURBERRY	BALENOVA	B FENDI	GIVENCHY	GUCCI
PRADA	YSL	TOMFORD	YVES SAINT LAURENT	THORNBROOK	PLOCCY

CHICA
BY CHEF LORENA GARCIA

SULLIVAN ST
BAKERY



ZOI
RESTAURANT & LOUNGE

Biscayne Blvd

THE BOULEVARD

NE 58th St

NE 4th Ct



5801 BISCAYNE BOULEVARD
MIAMI, FLORIDA 33137


www.chariff.com

(O) 305-576-7474

(F) 305-576-7494

 @chariff

 @chariff

 @chariffrealty

Contact us:

Lyle Chariff

President/Broker
(305) 576-7474
lyle@chariff.com

Mauricio Zapata

Principal/Broker
(305) 576-7474
mauricio@chariff.com

All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.