

FOR SALE

230 NW 71 Street
Miami, FL

\$4,000,000
Asking Price

7,084 SF
Gross Building Size

12,300 SF
Lot Size

\$282,794
NOI

7.07%
Cap Rate

Creative Flex
Property Type

T5-O
Zoning



LITTLE RIVER



Executive Summary

Metro 1 Commercial exclusively presents for sale the property located at 230 NW 71 Street, Miami, FL (“The Property”).

Located in Little River/Little Haiti—recently named the “coolest neighborhood in Miami” by Time Out Magazine—the area is rapidly transforming from industrial to creative office, retail, restaurants, breweries, showrooms, and other cultural uses. It is home to Miami’s best restaurant, Sunny’s Steakhouse; top entertainment venue, ZeyZey; the U.S.’s largest padel club, Ultra Padel; Michelin-starred Boia De; Bib Gourmand restaurant La Natural; plus Citadel Food Hall, Magic 13 Brewing, Imperial Moto Cafe, Fooq’s, Magie, Tran An, Raw Fit, Mid’s Market, Counter Culture Coffee, Eliou, Ogawa, Bar Bucce, Fiorito, and 727 Pilates, among others.

Several large-scale projects are underway, including the 349-unit Sixty Uptown at Magic City Innovation District, AJ Capital’s 27-acre mixed-use development, Cedar Street’s 191-unit project, Swerdlow’s mega development, Yakol’s HOUSE by Shigeru Ban, and Midtown Capital’s 348-unit project.

Additionally, directly across the street, AJ Capital acquired the entire city block and is planning to reposition its existing buildings in the short term.

These units have been carefully renovated to cater to innovative and modern businesses that require creative spaces within an ecosystem staged for collaboration and creativity. The spaces average net rents of ~\$43 PSF NNN, with the potential to achieve market rents of about \$45-\$55 PSF NNN by simply rolling over rents to market, while the area continues to develop and appreciate.

The building is perfectly zoned as T5-O, which allows for an ample range of innovative and industrial businesses, as well as 5 stories of development potential.



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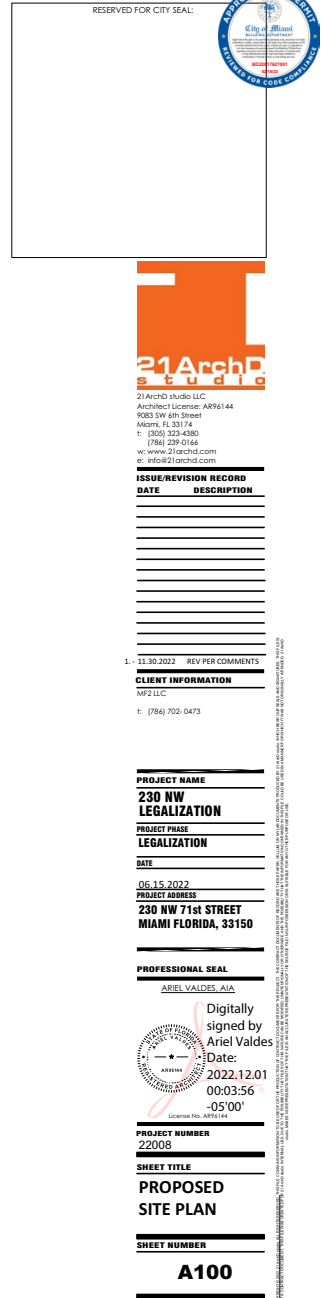
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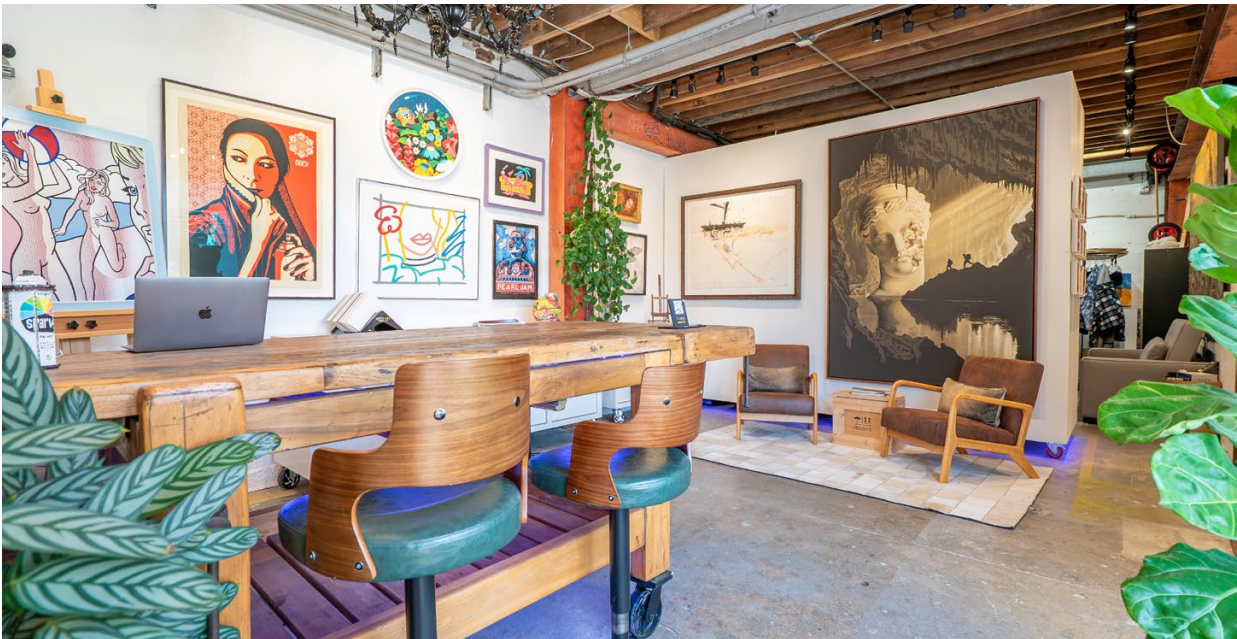
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Pictures



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Map



- 1 Fiorito

2 Sunny's Steakhouse

3 The Boulevard Apartments

4 Raw Fit

5 Magic 13 Brewing

6 El Turco

7 Moe Studio

8 Laundromat Art Space

9 Sanguich

10 Ironside

11 Kurku Dukkani

12 Choublak Garden

13 Verde

14 Brawlerz Box

15 Villain Theater

16 Vinonueva

17 Piero Atchugarry Gallery

18 Sullivan Street Bakery

19 La Wagyeria

20 Locust Projects

21 Betr

22 Pan American Projects

23 Hagerty Social

24 Emporium Brazil

25 Chef Creole

26 Piman Bouk Bakery

27 Cindy Lou's Cookies

28 The Workshop

29 Ogawa

30 Imperial Moto Cafe

31 Eliou

32 Fooq's

33 Whole Hog BBQ

34 Consignment Bar

35 Flora Plant Kitchen

36 Praga Salon
- 36 Praga Salon

37 Artpie

38 Plant the Future

39 Mandolin

40 Europa Cafe

41 Starbucks

42 Panther Coffee

43 Ceviches by Divino

44 O'Munaciello

45 Uptown 66

46 Blue Collar

47 Luna Pasta

48 Vegan Bites

49 Phuc Yea

50 Moshi Moshi

51 NiDo Cafe

52 Ensenada

53 Mad Records Café

54 Cuckoo Clock

55 Half Moon Empanadas

56 Shawarma Saj

57 Clive's Cafe

58 Adelita's Cafe

59 Sur

60 House of Food Porn

61 Caracas Bakery

62 Swordlow + Related | 5,000 Units

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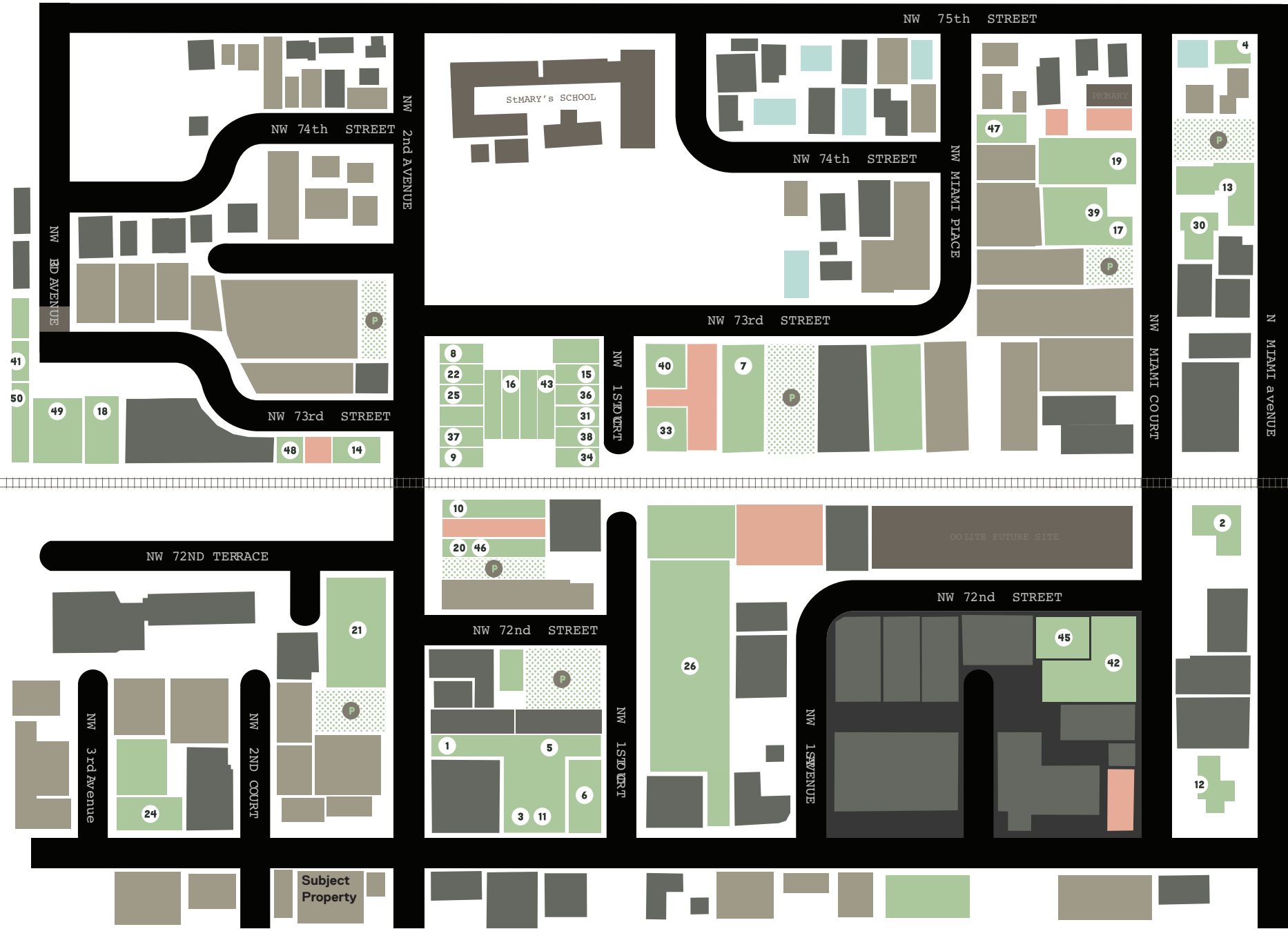
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Little River Map

- EAT & DRINK**
 - 1 Bad Juju / Low Key
 - 2 Bar Buccé
 - 3 *Breezeblock Café
 - 4 Counter Culture Coffee
 - 5 *El Bagel
 - 6 *Evelia
 - 7 *Food's
 - 8 Imperial Moto
 - 9 La Natural
 - 10 Ogawa
 - 11 *Peel
 - 12 *Rodney Scott's BBQ
 - 13 Sunny's
- SEE & DO**
 - 14 Casa de Barcelona
 - 15 CY Collectible's
 - 16 éliou
 - 17 Homework Gallery
 - 18 IS Projects/Nocturnal Press
 - 19 Legacy
 - 20 *L'Atelier Prive Salon
 - 21 Mids Market/Reserved
 - 22 Oolite Arts
 - 23 Rose Coloured
 - 24 *She Moves
 - 25 Skn Elements
 - 26 *Understory
 - 28 *WildThing
 - 29 *WTO Athletic Club
- WORKPLACE**
 - 30 AJ Capital Partners
 - 31 Benmeleh Law
 - 32 *Built Inc.
 - 33 Caldera Law
 - 34 DN'A Design & Architecture
 - 35 King of Christmas
 - 36 L&ND
 - 37 Listone Giordano
 - 38 MTTR MGMT
 - 39 MVW Partners
 - 40 MONIOMI Design
 - 41 Raymond Nicolas
 - 42 SAJO
 - 43 Staff Squad
 - 44 Typoe Studio
 - 45 Voight/Loop Studios
 - 46 YellowPepper
- FLEX**
 - 47 Books & Books
 - 48 Urban Helmets
 - 49 Kreyòl Essence
 - 50 La Petite Creme
 - 51 BIGFACE Coffee
- 1 The Breezeway
 - 2 7220 N Miami Avenue
 - 3 The Breezeway
 - 4 7450 N Miami Avenue
 - 5 The Breezeway
 - 6 The Breezeway
 - 7 150 NW 73rd Street
 - 8 7299 NW 2nd Avenue
 - 9 7289 NW 2nd Avenue
 - 10 7223 NW 2nd Avenue
 - 11 The Breezeway
 - 12 7100 N Miami Avenue
 - 13 7357 NW Miami Court
 - 14 210a NW 73rd Street
 - 15 7296 NW 1st Court
 - 16 160 NW 73rd Street
 - 17 7338 NW Miami Court #11
 - 18 290 NW 73rd Street
 - 19 7400 NW Miami Court
 - 20 7219 NW 2nd Avenue
 - 21 7200 NW 2nd Avenue
 - 22 7297 NW 2nd Avenue
 - 23 212 NW 73rd Street
 - 24 7293 NW 2nd Avenue
 - 25 7295 NW 2nd Avenue
 - 26 7135 NW 1st Court
 - 28 162 NW 73rd Street
 - 29 7225 NW 1st Court
 - 30 7329 NW Miami Court
 - 31 7292 NW 1st Court
 - 32 158 NW 73rd Street
 - 33 7275 NW 1st Court #104
 - 34 7288 NW 1st Court
 - 35 70 NW 73rd Street
 - 36 7294 NW 1st Court
 - 37 7291 NW 2nd Avenue
 - 38 7290 NW 1st Court
 - 39 7338 NW Miami Court #21
 - 40 7275 NW 1st Court #102
 - 41 7310 NW 3rd Avenue
 - 42 7146 NW Miami Court
 - 43 156 NW 73rd Street
 - 44 7320 NW 3rd Avenue
 - 45 90 NW 72nd Street #102
 - 46 7217 NW 2nd Avenue
 - 47 7401 NW Miami Place
 - 48 214 NW 73rd Street
 - 49 300 NW 73rd Street
 - 50 7300 NW 3rd Avenue
 - 51 7200 NW 1st Avenue



Market Drivers - Magic City Innovation District - Little Haiti

MAGICCITYDISTRICT.COM



THE DISTRICT TODAY

The Magic City Innovation District -Little Haiti currently has 182,000 SF of creative office, restaurant, retail and gallery spaces. Currently home to an eclectic mix of businesses from vintage auto dealer Schaltkulis, Ultra Padel, Dinko Pickleball, CCOM, Maegan, Diane Lowenstein Gallery, Magic 13 Brewery and the venue ZeyZey.



ON THE HORIZON

Three towers are currently in the horizon for the District, and will be developed in the next 2-3 years. First an office tower co-developed with the Dupont Registry, for 370,000 SF, where Motorsports.com will house its HQ. Second, a 25-story residential tower with 349 luxury apartments and 13,200 SF of retail space.



THE LONG TERM VISION

Over the span of 10-15 years, Magic City Innovation District - Little Haiti will be developed into 2,700 residential units, 2M SF of office space, 500,000 SF of retail space, over 450 hotel units, and incorporate a commuter train station (construction starts on 2027) and a grand promenade.



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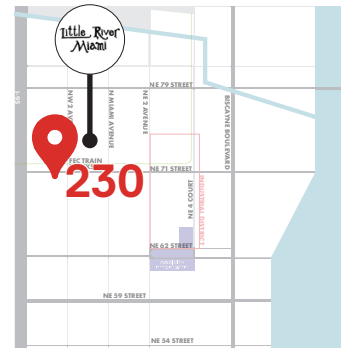


LITTLERIVER.MIAMI

Little River
Miami

The Little River Miami district currently houses over 40 businesses spanning from restaurants to galleries to creative offices. Some of its most recognized businesses include the trendy pizzeria La Natural, national coffee roaster Counter Culture, local coffee shop

Currently, MVW Partners is seeking to rezone the 24+ acres portfolio that comprises LittleRiver.Miami from its existing 137 units allowed, into 531 units. The maximum height would be 10 stories.



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THE PROJECT

Swerdlow Group is proposing a massive, mixed-use public housing project spanning 65 acres along Miami’s Little River and Little Haiti neighborhoods. The development could cost \$2.6 billion and create nearly 5,000 workforce and affordable housing units.

Coconut Grove-based Swerdlow Group responded to Miami-Dade County’s request for proposals to redevelop and expand four public housing projects. The entire project would include private land and would be mostly privately financed. It could take nearly a decade to complete. Arquitectonica was tapped to design the project.

Swerdlow would work with AJ Capital Partners, which owns a majority stake in a 27-acre portfolio of land in Little River. Swerdlow told the newspaper that it is one of the largest redevelopments planned in Miami.



Market Drivers - Ironside

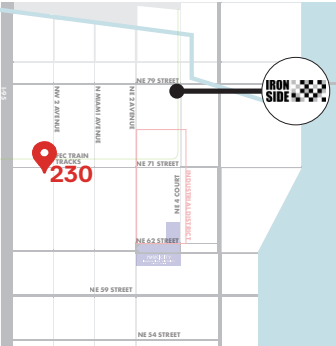
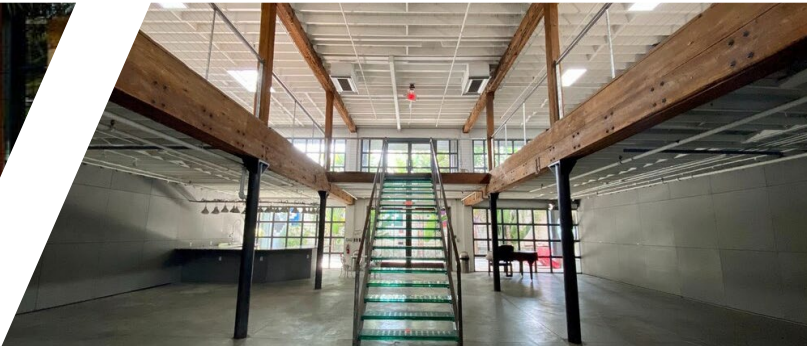
MIAMIIRONSIDE.COM



THE DISTRICT TODAY

Situated in Miami’s Upper Eastside, Ironside features a vibrant, mixed-use urban center developed by visionary Ofer Mizrahi. With 60+ design showrooms, beauty salons, , local shops, art studios, cafes, playrooms, galleries and a wellness center.

The area features Ironside Pizza, one of Miami’s best pizza spots, and a long directory of design showrooms, architecture firms, and boutique retailers.



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Market Drivers - The Citadel

THECITADELMIAMI.COM

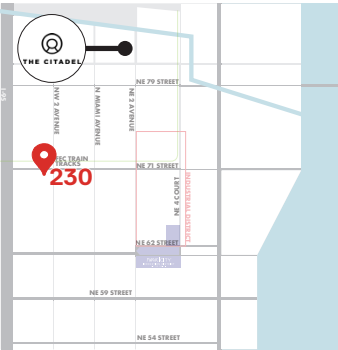


THE CITADEL COMPLEX
The Citadel encompasses a 30K SF Food Hall with a 22K SF second floor office leased by Entercom, one of the nation’s largest radio conglomerates, which runs Power 96 in SoFi. The rooftop of the Citadel is a full service bar and event space.



EBB & FLOW

Ebb & Flow features 34,000 SF of restaurant and retail space with trendy spots like La Santa Taqueria, Hachidori Ramen, Tran An Vietnamese Eatery, Lucio’s Wine Shop, and more.



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Market Drivers - CEDARst



CEDARst
CEDARst broke ground Q4 2025 at the property at 7737 NE 2 Avenue in 2022 which includes 65,520 SF of land.

CEDARst is developing a 12-story building containing 191 apartments, 8,009 SF of Retail, and 296 parking spaces.

CEDARst is known for being a trailblazer in micro-unit multifamily developments in the Chicago area, recognizing an unfulfilled need for quality, comfortable living spaces at an affordable price. All CEDARst properties provide a consistent experience that residents appreciate, centered around their thoughtfully designed, hospitality-driven, and community-oriented spaces.



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Market Drivers - HOUSE by Shigeru Ban



BIOPHILIC ‘HOUSE’

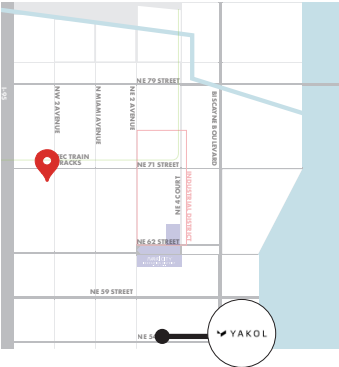
YAKOL Capital, in collaboration with renowned Japanese architect Shigeru Ban, is planning an “attainable” condominium development in Miami-Dade County. The project, called House, will feature 320 residential units priced at approximately \$1,100 per square foot, with entry-level homes starting in the low \$300,000s.

Construction is expected to begin in 2026. The development will offer a potential pathway to U.S. residency for investors through the EB-5 visa program. Designed with a strong focus on sustainability and wellness, House will incorporate biophilic architecture—an approach that fosters a deeper connection between residents and the natural environment.

YAKOL Capital describes the design as one that enhances quality of life by integrating nature into everyday living. An image shared by the developer showcases the lush, nature-forward vision behind the project.

The 1.16-acre development site, located at 237 N.E. 54th Street, Miami, FL 33137, was acquired in 2023 for \$6.57 million by Toussaint Ateliers Residences. The site—currently occupied by a 1965-built low-rise multifamily property—is situated in a Qualified Opportunity Zone and carries a T5-O zoning designation.

House is just one of several projects in YAKOL Capital’s growing South Florida portfolio. The developer is also advancing a major mixed-use development spanning 700,000 square feet, which will include residential units and ground-floor retail. That project is being designed in partnership with acclaimed Dutch architecture firm MVRDV.



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Comparable Sales

July 2025 - December 2025 within 1 Mile Radius

Address	Sale Amount	Sale Date	Building SF	Price PSF	Land Area	Land Price PSF	Property Type	Subtype	Year Built	Year Renovated
7744 NW 6th Ct, Miami, FL, 33150	\$ 2,599,100	11/05/25	4,250	\$ 612	6,900	\$ 377	Industrial	Warehouse	2021	2021
7771 NW 7th Ave, Miami, FL, 33150	\$ 4,230,000	08/22/25	6,944	\$ 609	12,900	\$ 328	Industrial	Warehouse	2020	2020
7115 NW 10th Ave, Miami, FL, 33150	\$ 2,300,000	09/29/25	2,763	\$ 832	25,250	\$ 91	Retail	Automotive Repair Shop	2001	2001
385 NE 79th St, Miami, FL, 33138	\$ 2,000,000	09/03/25	6,042	\$ 331	12,500	\$ 160	Retail	Automotive Repair Shop	1937	1957
75 NE 73rd St, Miami, FL, 33138	\$ 2,545,000	10/21/25	8,000	\$ 318	10,000	\$ 255	Industrial	Warehouse	1955	1955
850 NW 71st St, Miami, FL, 33150	\$ 3,050,000	10/16/25	13,750	\$ 222	17,875	\$ 171	Industrial	Warehouse	1954	1954
7275 NW 7th Ave, Miami, FL, 33150	\$ 10,368,000	08/12/25	35,751	\$ 290	44,250	\$ 234	Industrial	Heavy Industrial	1952	1952
95 NE 73rd St, Miami, FL, 33138	\$ 2,545,000	10/21/25	3,960	\$ 643	5,000	\$ 509	Industrial	Warehouse	1950	1950
7441 N Miami Ave, Miami, FL 33150	\$ 1,150,000	08/27/25	787	\$ 1,461	7,911	\$ 145	Retail	Automotive Repair Shop	1949	1949
7600 NW 7th Ave, Miami, FL, 33150	\$ 2,000,000	10/21/25	8,519	\$ 235	14,000	\$ 143	Retail	Retail Stores	1945	1945
7621 NW 7th Ave, Miami, FL, 33150	\$ 1,600,000	07/17/25	2,508	\$ 638	13,600	\$ 118	Retail	Automotive Repair Shop	1920	1920
Average				\$ 563		\$ 230				

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