

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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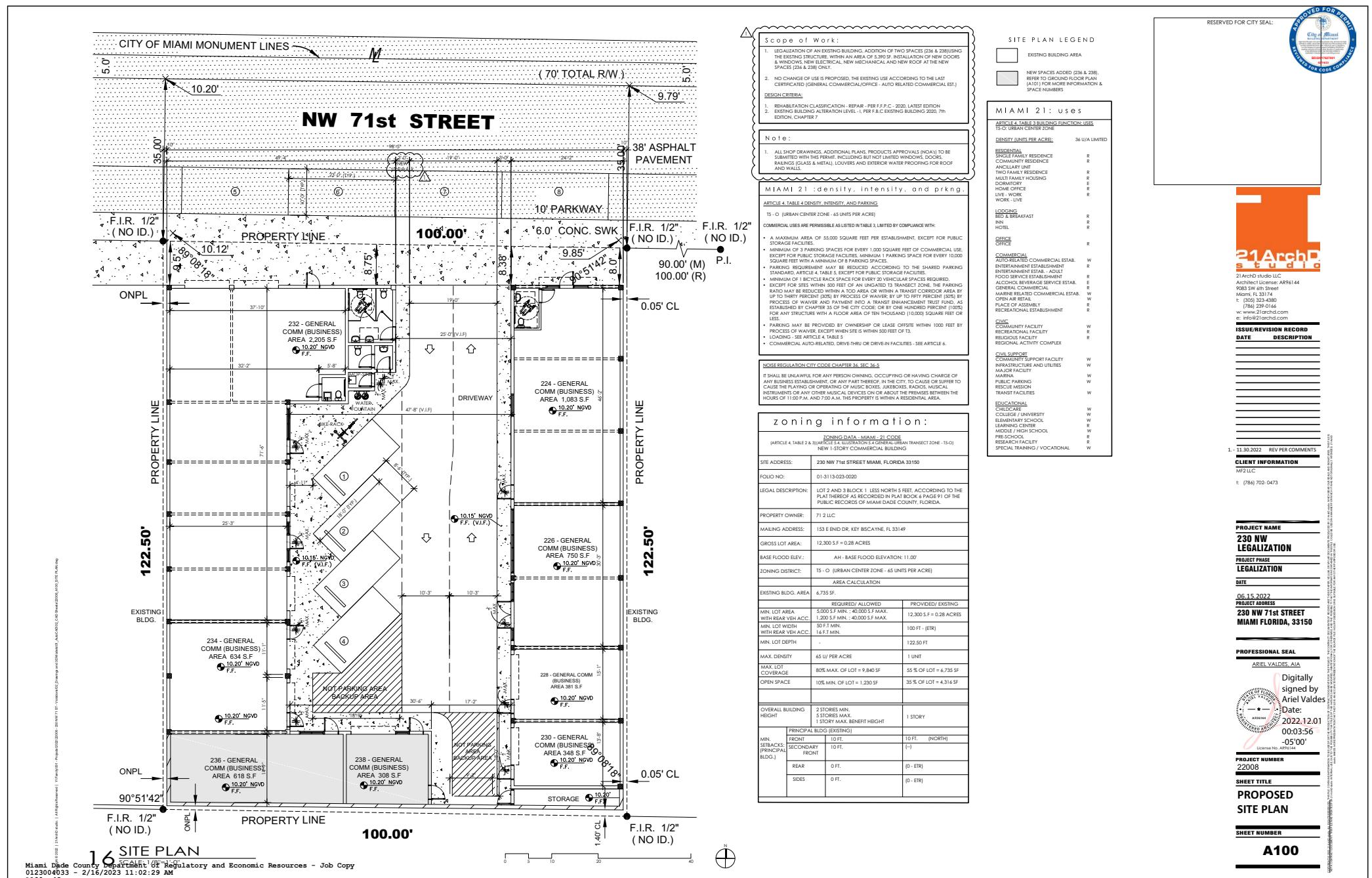
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Floor Plan



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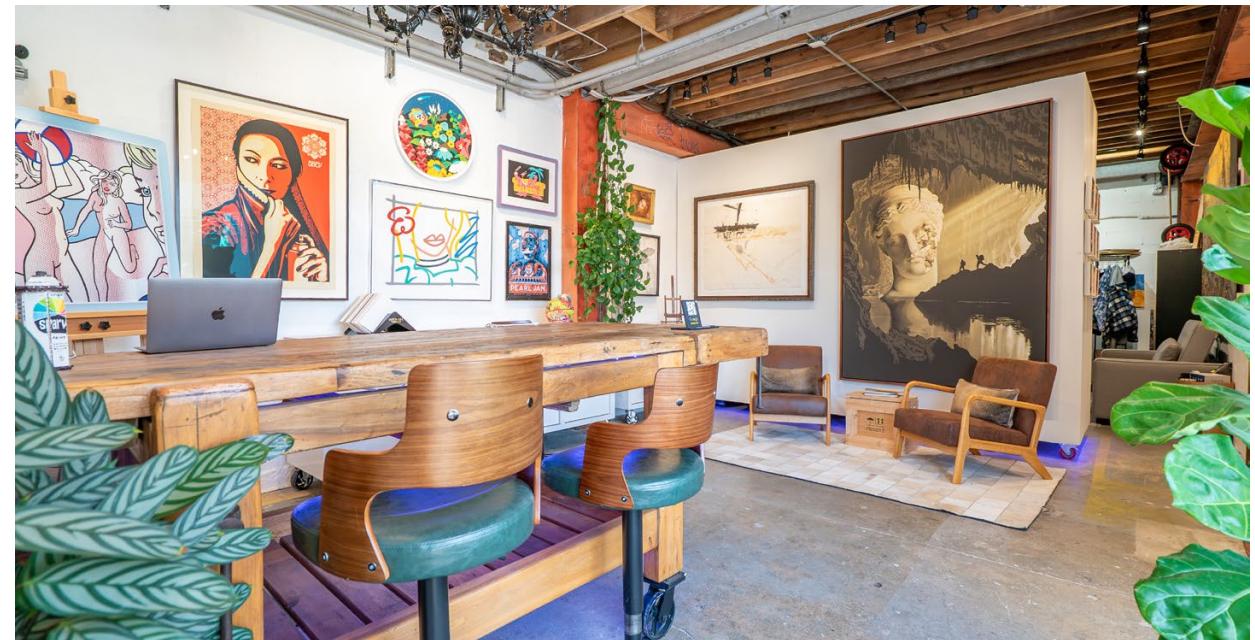
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Pictures



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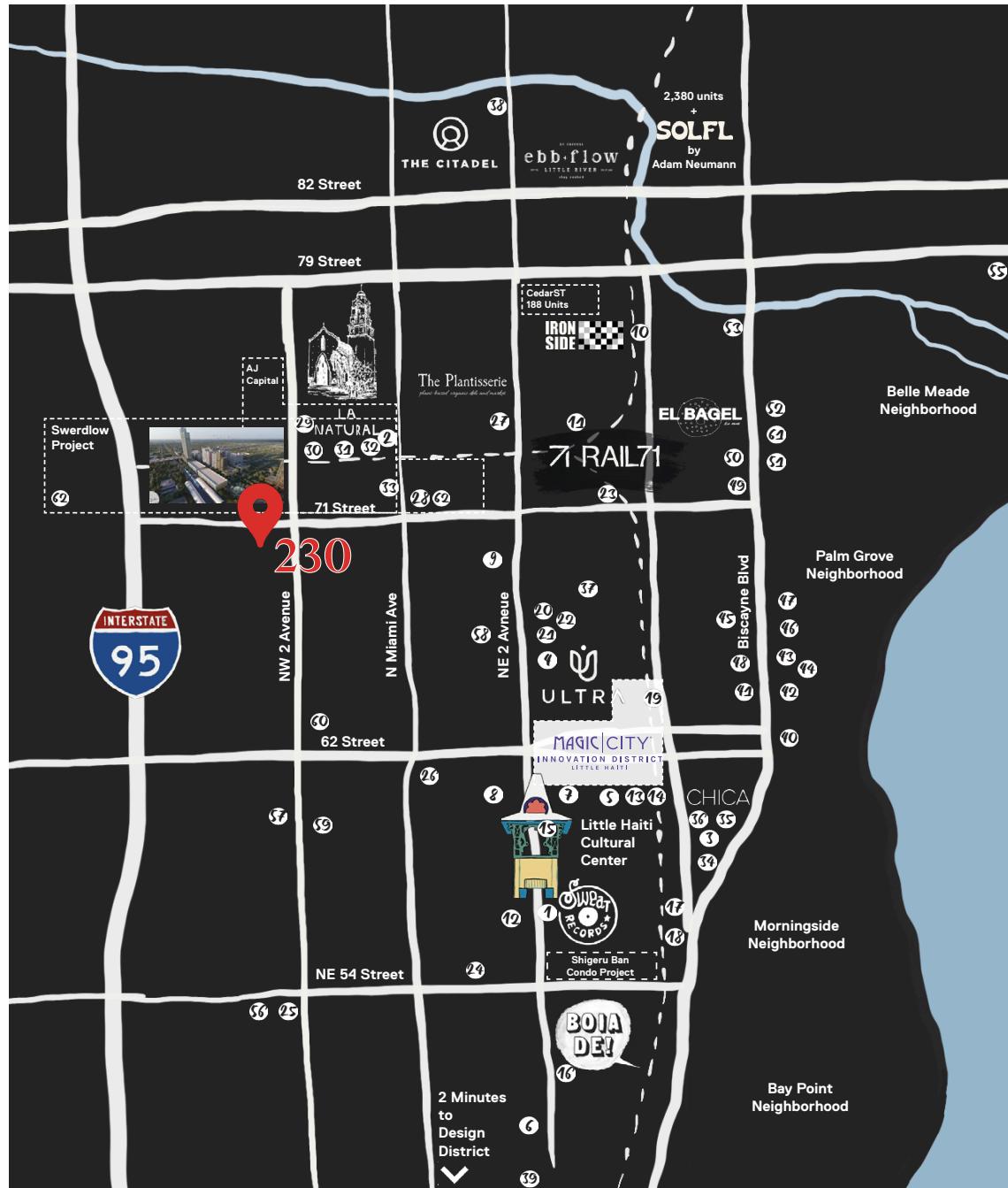
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Map



- 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 Choublik 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
- 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 Cafe
- 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 Swerdlow + Related | 5,000 Units

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Little River Map

EAT & DRINK

Bad Juju / Low Key	1	The Breezeway
Bar Bucco	2	7220 N Miami Avenue
* Breezeblock Café	3	The Breezeway
Counter Culture Coffee	4	7450 N Miami Avenue
* El Bagel	5	The Breezeway
* Evelia	6	The Breezeway
* Fooq's	7	150 NW 73rd Street
Imperial Moto	8	7299 NW 2nd Avenue
La Natural	9	7289 NW 2nd Avenue
Ogawa	10	7223 NW 2nd Avenue
* Peel	11	The Breezeway
* Rodney Scott's BBQ	12	7100 N Miami Avenue
Sunny's	13	7357 NW Miami Court

SEE & DO

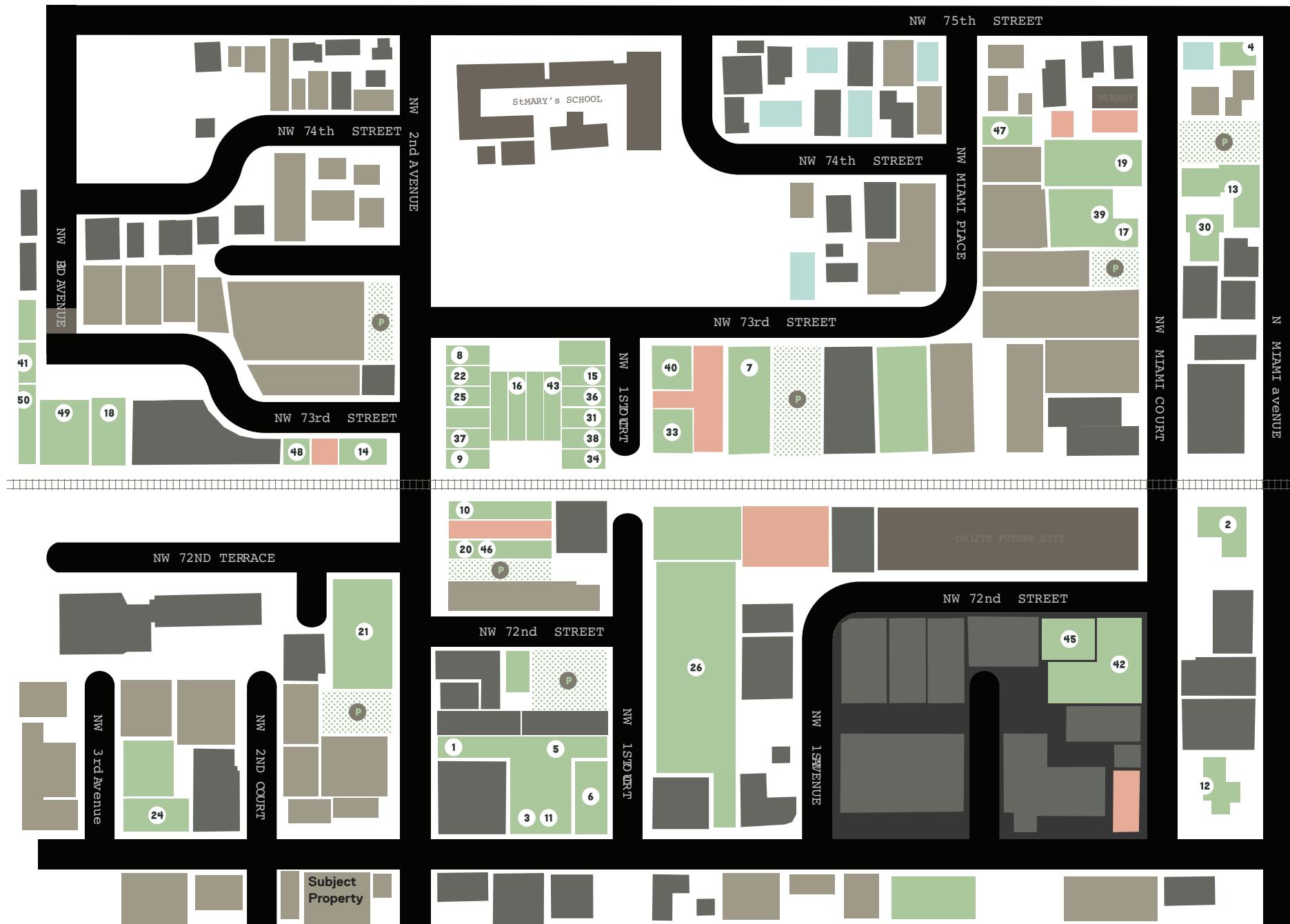
Casa de Barcelona	14	210a NW 73rd Street
CY Collectible's	15	7296 NW 1st Court
éliou	16	160 NW 73rd Street
Homework Gallery	17	7338 NW Miami Court #11
IS Projects/Nocturnal Press	18	290 NW 73rd Street
Legacy	19	7400 NW Miami Court
*L'Atelier Prive Salon	20	7219 NW 2nd Avenue
Mids Market/Reserved	21	7200 NW 2nd Avenue
Oolite Arts	22	7297 NW 2nd Avenue
Rose Coloured	23	212 NW 73rd Street
*She Moves	24	7293 NW 2nd Avenue
Skn Elements	25	7295 NW 2nd Avenue
*Understory	26	7135 NW 1st Court
*WildThing	28	162 NW 73rd Street
*WTO Athletic Club	29	7225 NW 1st Court

WORKPLACE

AJ Capital Partners	30	7329 NW Miami Court
Benmehleh Law	31	7292 NW 1st Court
*Built Inc.	32	158 NW 73rd Street
Caldera Law	33	7275 NW 1st Court #104
DN'A Design & Architecture	34	7288 NW 1st Court
King of Christmas	35	70 NW 73rd Street
L&ND	36	7294 NW 1st Court
Listone Giordano	37	7291 NW 2nd Avenue
MTTR MGMT	38	7290 NW 1st Court
MVW Partners	39	7338 NW Miami Court #21
MONIOMI Design	40	7275 NW 1st Court #102
Raymond Nicolas	41	7310 NW 3rd Avenue
SAJO	42	7146 NW Miami Court
Staff Squad	43	156 NW 73rd Street
Typeo Studio	44	7320 NW 3rd Avenue
Voight/Loop Studios	45	90 NW 72nd Street #102
YellowPepper	46	7217 NW 2nd Avenue

FLEX

Books & Books	47	7401 NW Miami Place
Urban Helmets	48	214 NW 73rd Street
Kreyol Essence	49	300 NW 73rd Street
La Petite Creme	50	7300 NW 3rd Avenue
BIGFACE Coffee	51	7200 NW 1st Avenue



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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 Schaltkulisse, 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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Market Drivers - Little River

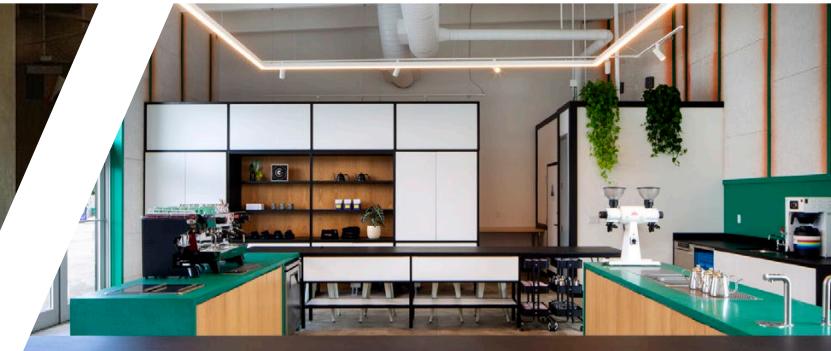
LITTLERIVER.MIAMI

Little River
Miami

THE DISTRICT TODAY

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

Imperial Moto Cafe, artist studios Fountainhead Studios, the Center for Subtropical Affairs, and new outposts from local, award-winning restauranteurs at Sunny's, Fooq's and Bar Bucc. The district is a hub for the creative class, housing many business owners that started the creative movement in Wynwood and the Design District, paving the way for Little River//Miami to undergo a similar transformation



THE LONG TERM VISION

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.



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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 Mizrachi. 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

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 SoFl. 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'

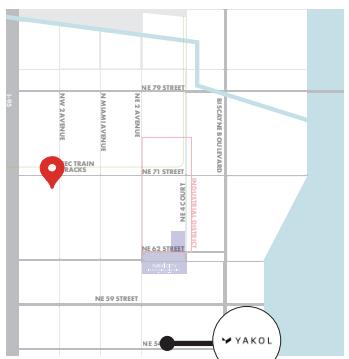
YAKOL Capital, in collaboration with renowned Japanese architect Shigeru Ban, is planning an “attainable” condominium development in Miami-Dade County. The project, called House, will feature 320 residential units priced at approximately \$1,100 per square foot, with entry-level homes starting in the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