

# MIAMI URBAN CORE

64 NW 54th Street Miami, Florida 33127

**FOR SALE**

## STABILIZED INCOME ASSET

Immediate Cash Flow - Long Term Upside



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# EXECUTIVE SUMMARY

## ASKING PRICE

\$4,475,000

## ZONING

T5-O

## LOT SIZE

13,400 SF ±

## BUILDING SIZE

8,300 SF ±

## SUBMARKET

Buena Vista  
Little Haiti

## ADDRESS

64 NW 54th St  
Miami, FL 33127

## INVESTMENT HIGHLIGHTS

- Central Miami infill location
- Proximity to multiple high-growth districts
- Excellent vehicular and commuter access
- Modern construction (2017)
- Stabilized income with upside potential
- Safe, long-term hold in a proven growth corridor



# CENTRAL MIAMI POSITION

**Positioned at 64 NW 54th Street, the property sits at the intersection of Miami's most dynamic and fastest-evolving neighborhoods.**

This central infill location benefits from immediate proximity to major lifestyle, creative, and mixed-use districts, placing the asset directly in the path of continued growth and demand spillover.

MIAMI DESIGN DISTRICT	~1.3 Miles
BUENA VISTA	~0.6 Miles
LITTLE HAITI	~0.8 Miles
MAGIC CITY	~1.6 Miles
LITTLE RIVER	~1.4 Miles
MIDTOWN MIAMI	~1.5 Miles
WYNWOOD	~2.0 Miles



# STABILIZED LOW RISK INVESTMENT

- **Built in 2017** – relatively new construction with modern building standards
- **Very stabilized asset** with predictable cash flow, Minimal near-term capital expenditure risk compared to older vintage properties



**This is a core-plus opportunity**  
offering stability today with upside tomorrow.

**2017**  
Year Built

**100%**  
Occupancy

**CorePlus**  
Investment Type

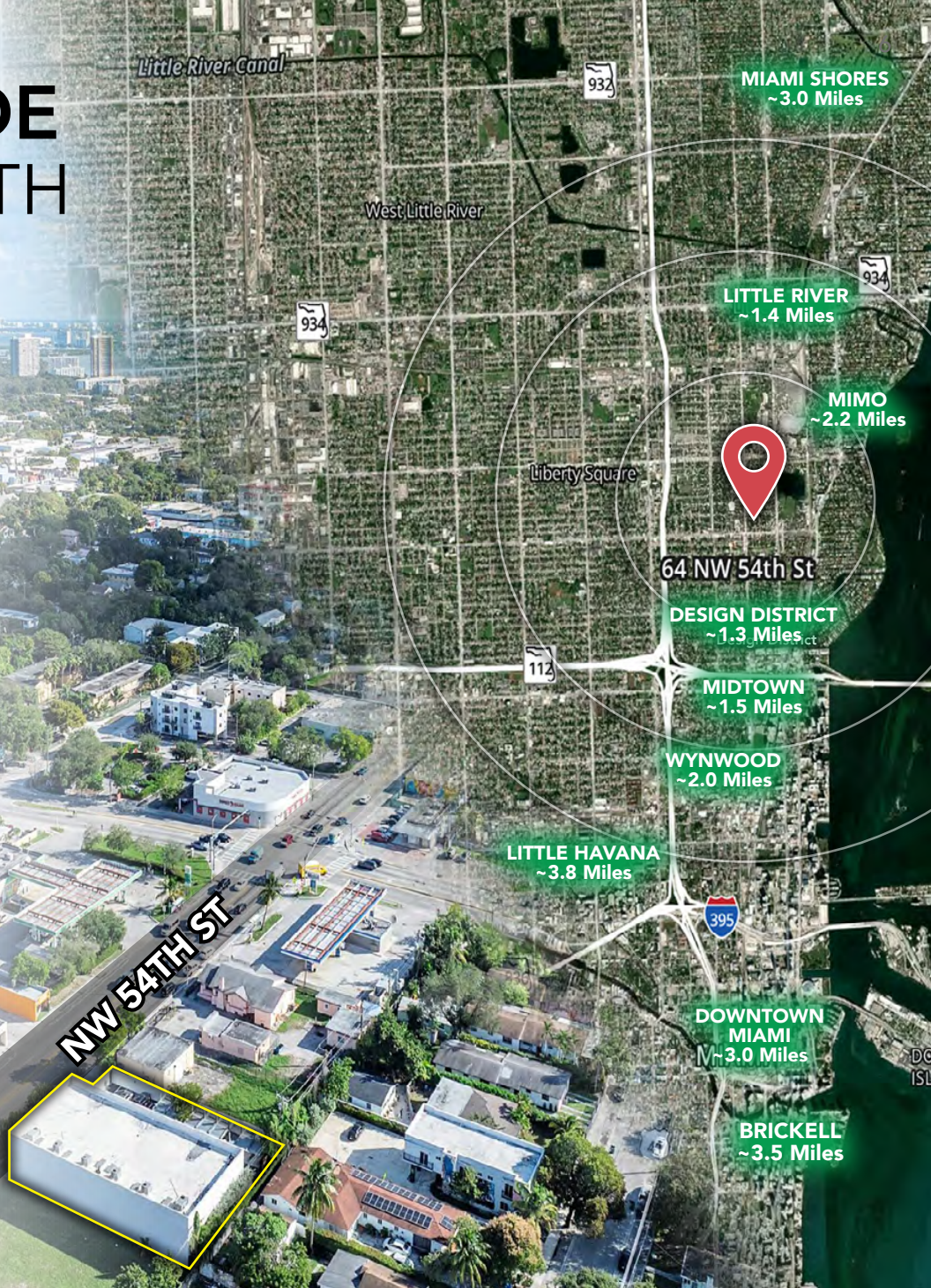


# STRONG RENTAL UPSIDE PATH OF PROVEN GROWTH

Rents in nearby submarkets—**Design District, Wynwood, Edgewater, MiMo, and Little River**—have experienced **significant upward pressure**, driven by:

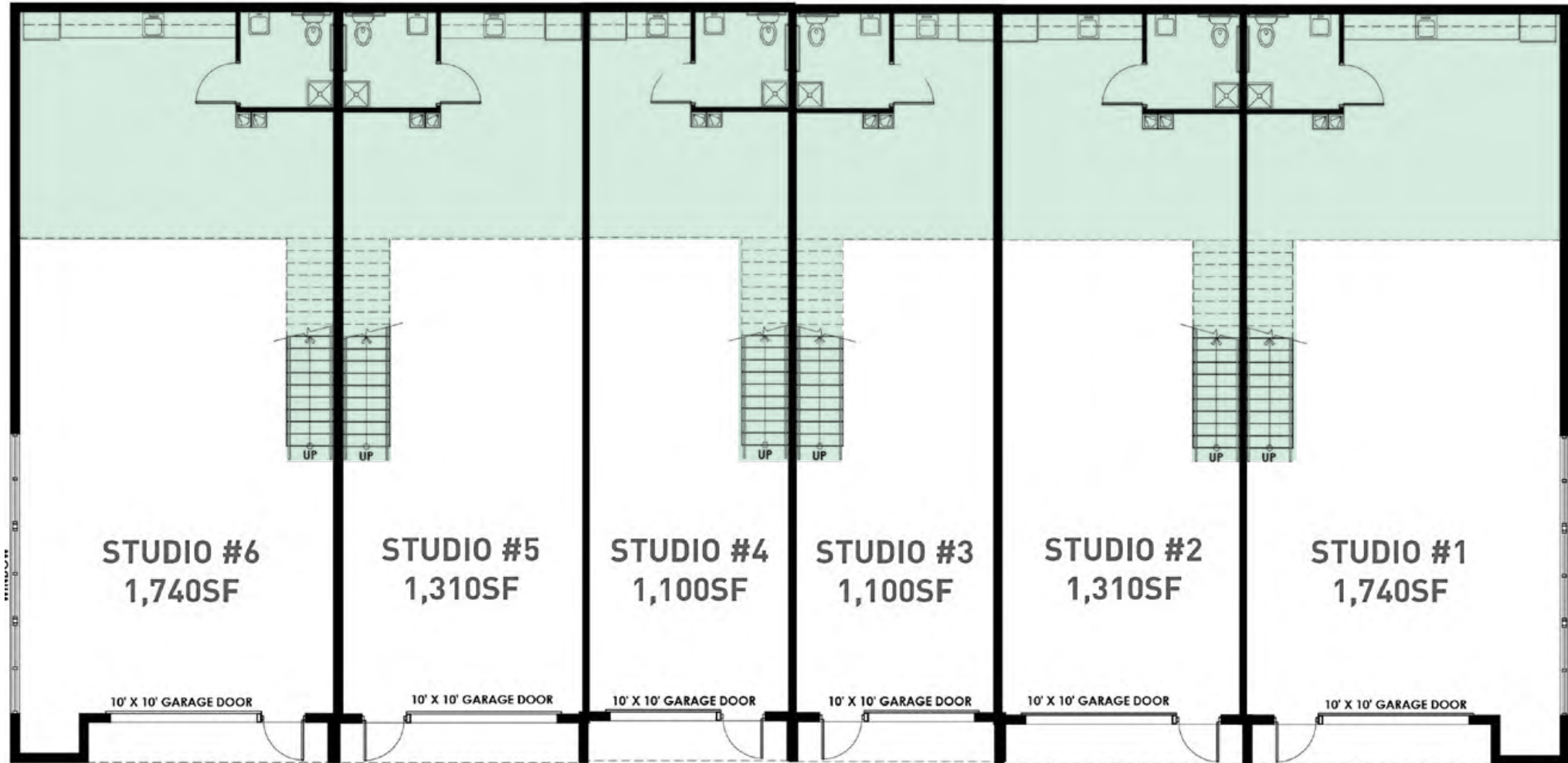
- Institutional investment and redevelopment activity
- Limited new supply of comparable product
- Continued demand from creative, office, showroom, and service users

As these surrounding markets continue to mature, **64 NW 54th Street** is well-positioned to capture future rent growth, offering investors both income security and appreciation potential.



# FLOORPLAN

○ MEZZANINE



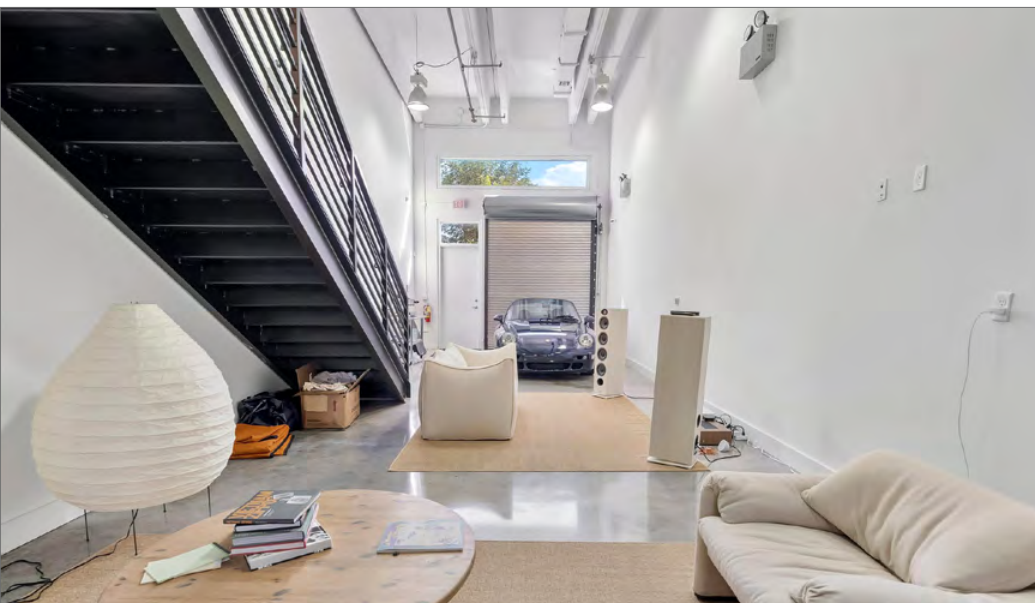
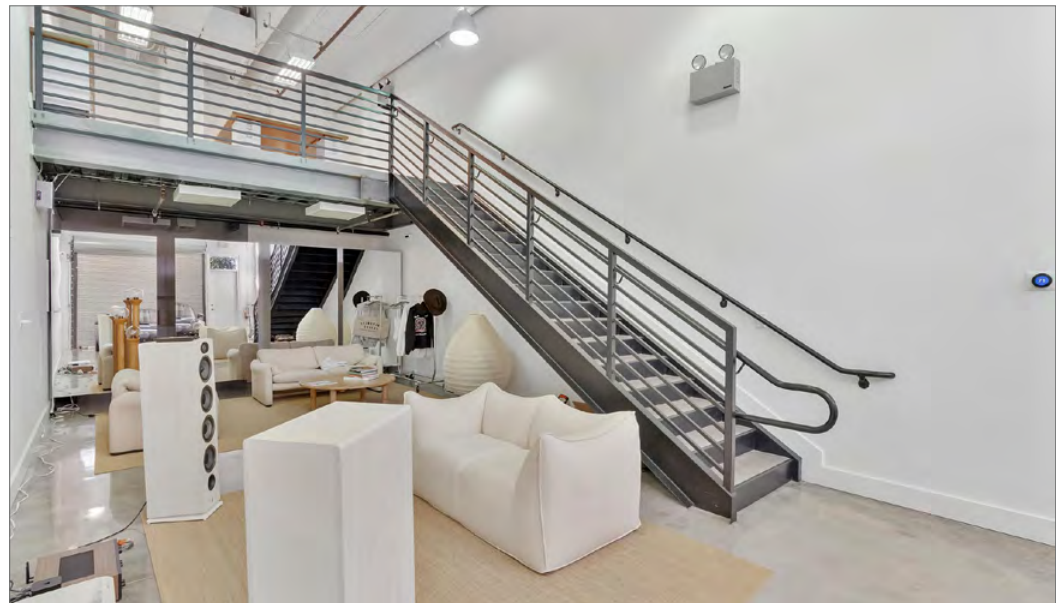


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**(305) 576-7474**

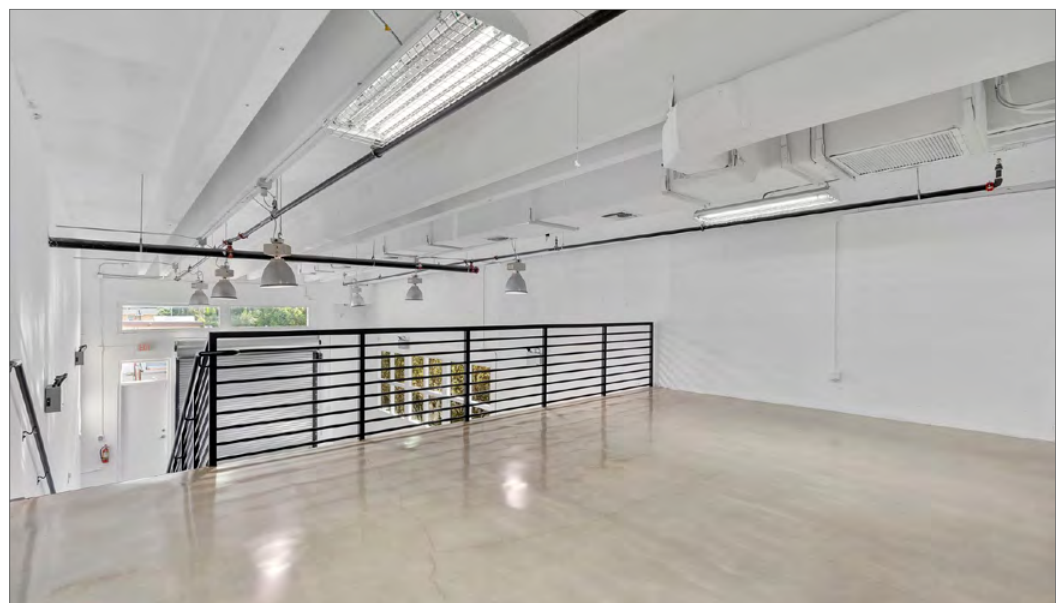
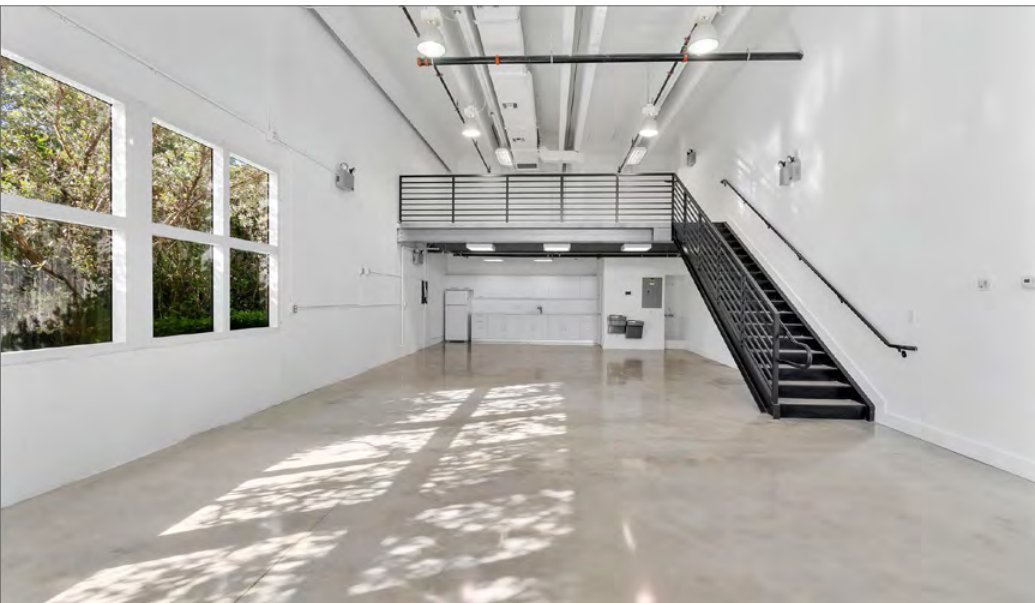
# EXTERIOR PHOTOS



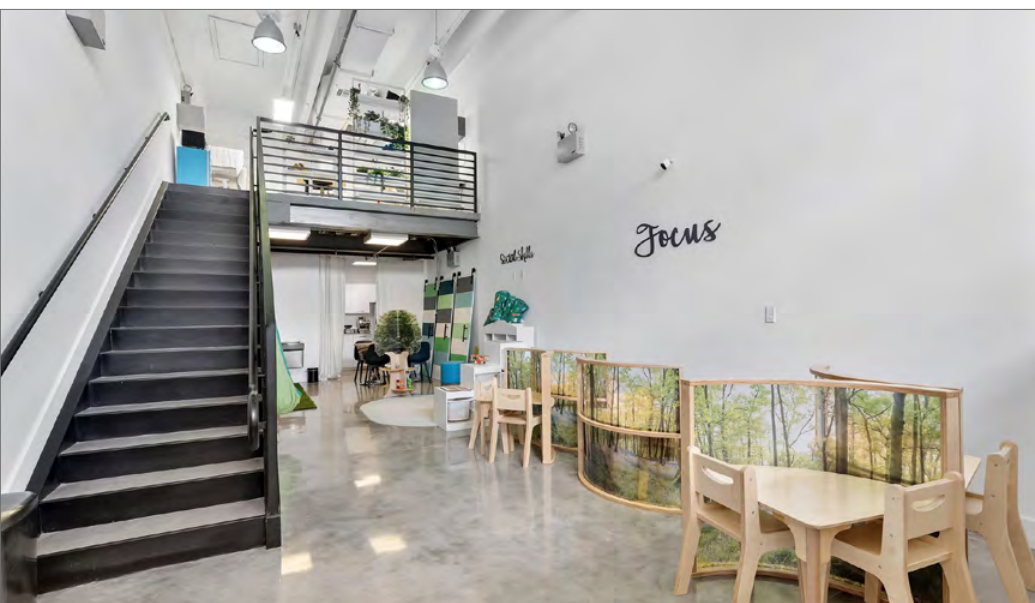
# INTERIOR PHOTOS



# INTERIOR PHOTOS



# INTERIOR PHOTOS



# AERIAL (EAST VIEW)



# AERIAL (NORTH VIEW)

MIAMI SHORES

LITTLE RIVER

N Miami Ave

NW 54th St

**Subject Property:**  
**64 NW 54th St**

# AERIAL (WEST VIEW)

MIAMI INT'L  
AIRPORT

HIALEAH



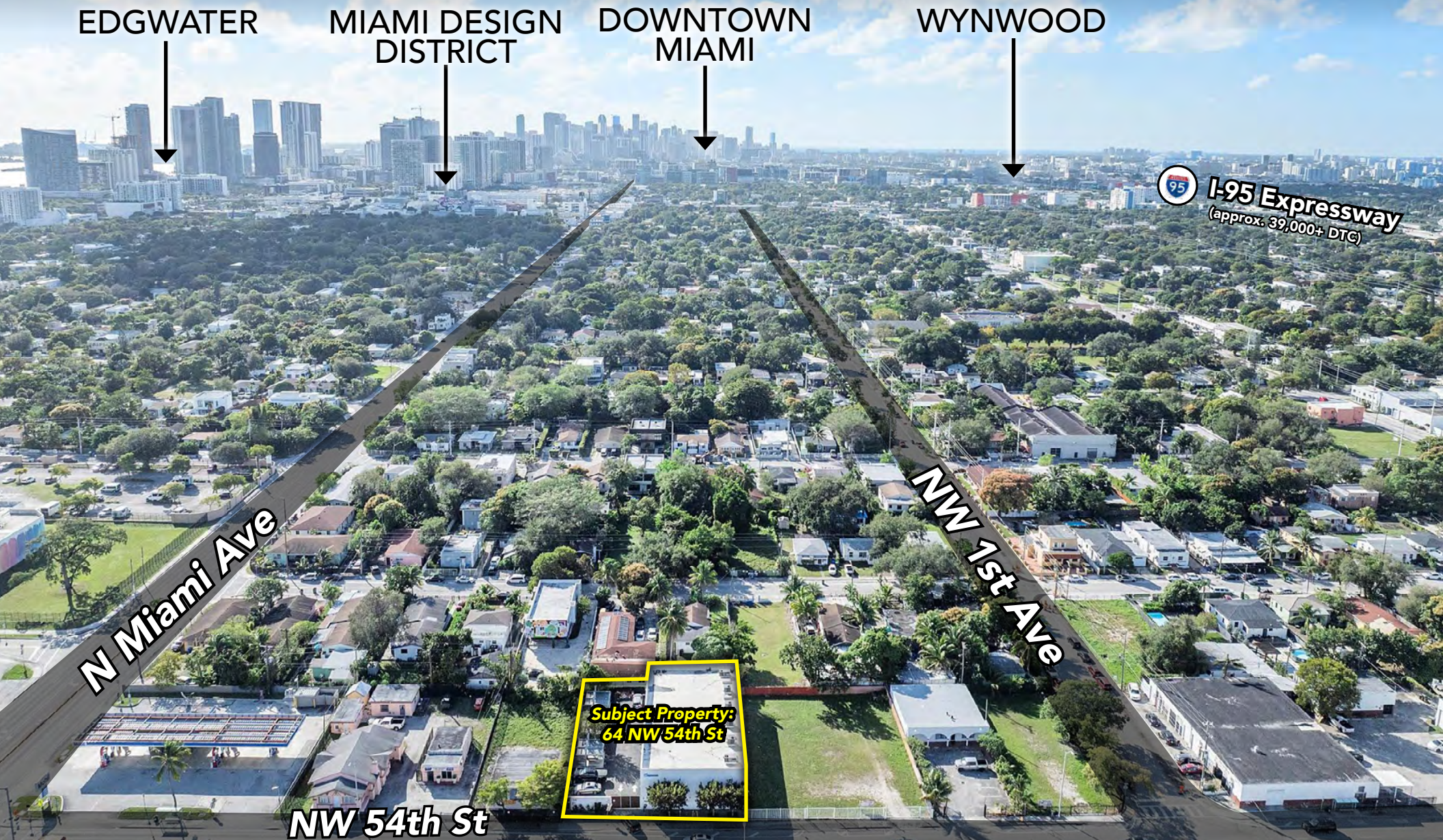
**I-95 Expressway**  
(approx. 39,000+ DTC)

**NW 1st Ave**

**NW 54th St**

**Subject Property:  
64 NW 54th St**

# AERIAL (SOUTH VIEW)



# LOCATION OVERVIEW

## EXCEPTIONAL CONNECTIVITY & ACCESS

The property benefits from strong regional and local connectivity, supporting tenant accessibility and long-term demand.

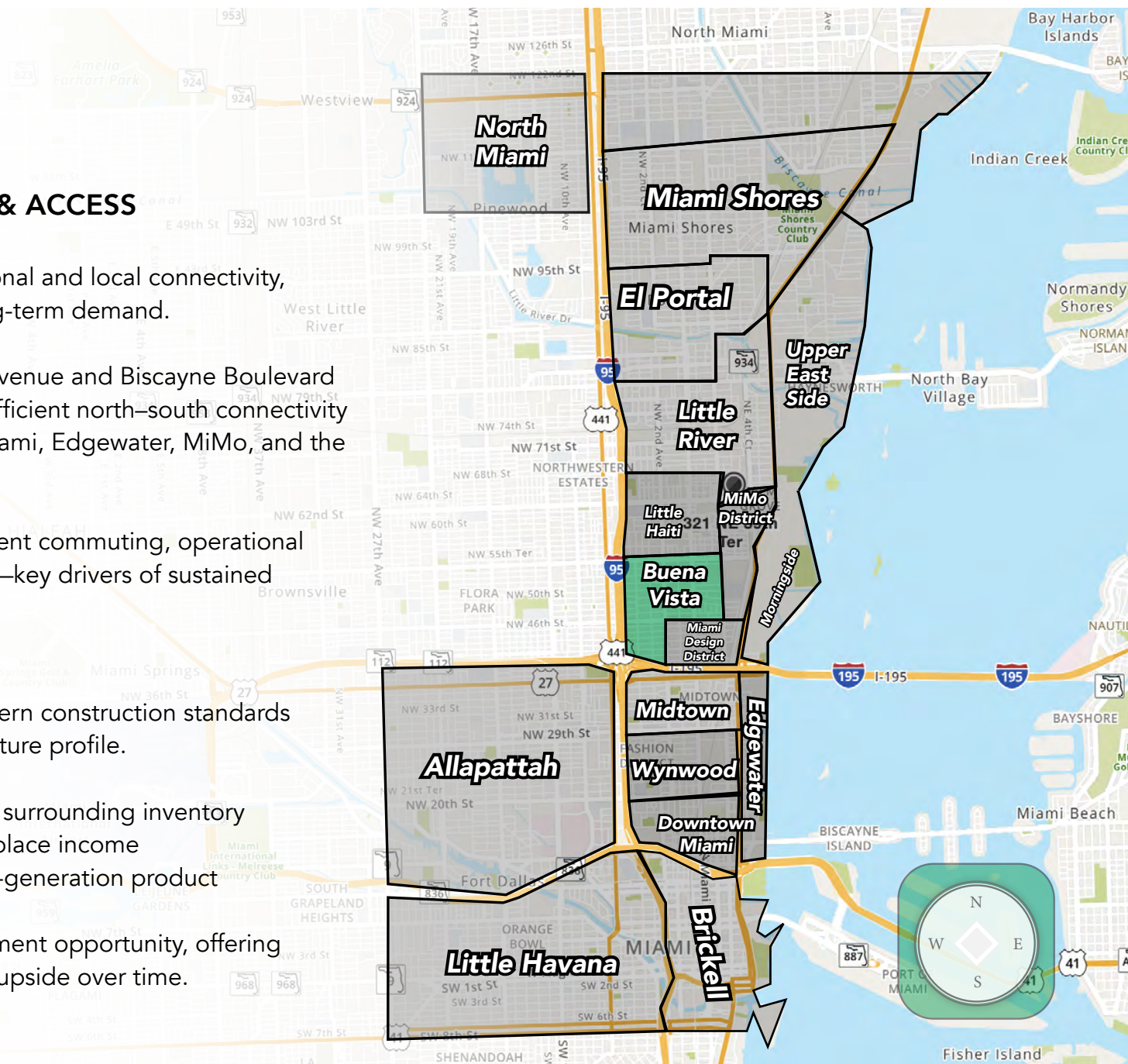
- Immediate access to North Miami Avenue and Biscayne Boulevard
- Minutes to Interstate 95, enabling efficient north-south connectivity
- Convenient access to Downtown Miami, Edgewater, MiMo, and the broader urban core

This level of accessibility supports efficient commuting, operational flexibility, and convenient client access—key drivers of sustained occupancy and rental stability.

Built in 2017, the property reflects modern construction standards and a limited near-term capital expenditure profile.

- Relatively new vintage compared to surrounding inventory
- Stabilized asset with predictable in-place income
- Reduced capex risk relative to older-generation product

The asset represents a core-plus investment opportunity, offering income stability today with embedded upside over time.





5801 BISCAYNE BOULEVARD  
MIAMI, FLORIDA 33137

[www.chariff.com](http://www.chariff.com)

(O) 305-576-7474

(F) 305-576-7494

 @chariff

 @chariff

 @chariffrealty

## Lyle Chariff

President/Broker

(305) 576-7474

[lyle@chariff.com](mailto:lyle@chariff.com)



## Mauricio Zapata

Principal/Broker

(305) 576-7474

[mauricio@chariff.com](mailto:mauricio@chariff.com)

