



Rare Opportunity For Sale

1771 West Avenue

Miami Beach, Florida

ANDERSON CARR
APPRAISERS • REALTORS • CONSULTANTS • DEVELOPERS



521 South Olive Avenue
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**Commercial Development Site
1771 West Avenue
Miami Beach, Florida**

CONFIDENTIAL

OFFERING MEMORANDUM



ANDERSON CARR
APPRAISERS • REALTORS • CONSULTANTS • DEVELOPERS

Presented by:

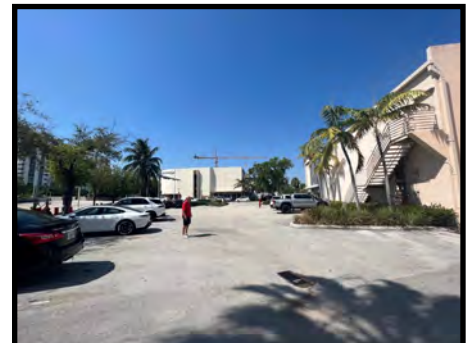
Paul Snitkin, Vice President

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Available *FOR SALE*

1771 West Avenue, Miami Beach, Florida 33139

Incredible development or owner user opportunity in the heart of South Beach. Great location on the north side of Dade Boulevard. Just west of Alton Road, and northwest of Lincoln Road. Property is surrounded by new development. Current building consists of 19,672 square feet on a 25,000 square foot site. This property has major exposure with frontage on West Avenue, Dade Boulevard, and Alton Road. Property is just east of Intracoastal waterway and west of the Atlantic Ocean. Great access to all parts of Miami and Miami Beach. Property is currently lease to Office Depot with a short term remaining. Subject property is located within the Sunset Harbour overlay district.

Call for additional information. Paul Snitkin

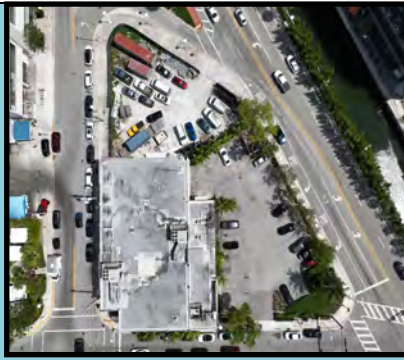


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Note: This offering subject to errors, omissions, prior sale or withdrawal





1771 West Avenue Miami Beach, Florida

Project Overview

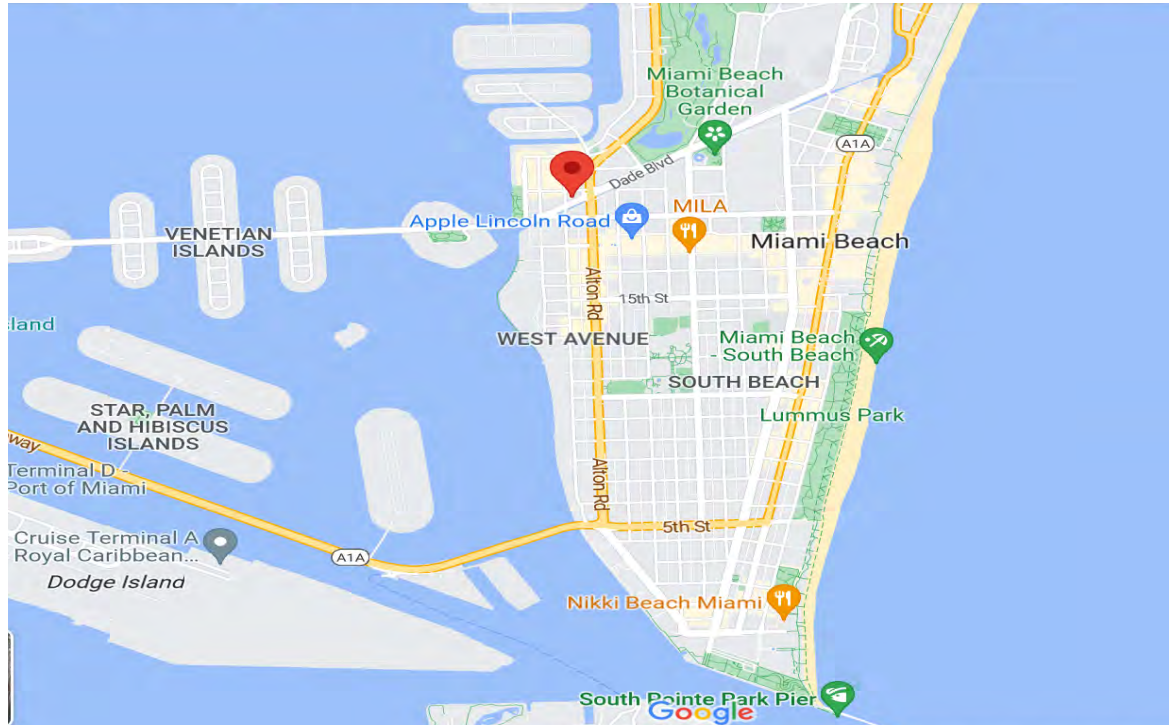
Anderson & Carr, Inc. is pleased to present for sale, 1771 West Avenue, Miami Beach, Florida. The subject property is location within the Sunset Harbour overlay district for South Beach. Sunset Harbour boasts trendy shops, intimate restaurants and some of the destination's most beautiful water views. Just a few steps from Lincoln Road, Sunset Harbour has become one of Miami Beach's most popular boutique neighborhoods for shopping and dining. Offering the best of both worlds, Sunset Harbour is a quiet yet hip enclave in the heart of Miami Beach, just a short distance away from the bustling pedestrian walkway that is Lincoln Road, where prime-time people-watching awaits.

The existing building is built out is for retail use. The current tenant is Office Depot which consists of two floor of retail showroom. Large parking lot fronting on Dade Boulevard. The building is constructed of CBS with concrete pre-stressed T-beams. This building is as solid as they come.

The property is perfect for a high end renovation or as a development project. The building is surrounded by new development in every direction.



1771 West Avenue
Miami Beach, Florida



Strategic Location

The property represented is situated on the east side of West Avenue, south side of 18th Street, North side of Dade Boulevard, and east of Alton Road. Just north of the Lake Pancoast waterway. The property enjoys exposure to four road, two are major traffic arteries (Dade Boulevard, Alton Road). Property is situated in the heart of South Beach. Shopping, restaurants, museums, hotels, entertainment venues, parking, Lincoln Road, and beaches are all within a short walk to Subject property. This is a rare and incredible opportunity. This area has historically experiencing high demand with low vacancy rates due to its central location. Property values, occupancy levels, and rent levels in the area have increased over the past several years with this trend expected to continue into the foreseeable future.