

Go commercial with *confidence*

WWW.MIAMICRE360.COM

BUSINESS OPPORTUNITY *with Real Estate*

Premier Salon Suites for Sale in Miami, FL

EXCLUSIVE: The property is exclusively listed for sale by RE/MAX 360 Real Estate, and all purchase negotiations will be conducted through the listing agents.



360
REAL ESTATE

DISCLAIMER

NOTICE: This marketing package has been collaboratively prepared by RE/MAX 360 Real Estate and the Property Seller to provide preliminary information to potential buyers. It should not be solely relied upon for property and operational data, and it is recommended to conduct appropriate due diligence. Accuracy is not guaranteed by RE/MAX 360 Real Estate or its agents, and no liability is assumed for any information, including errors, omissions, or status changes. The indicated investment value is based on assumptions, projections, and estimates subject to economic conditions. Consulting with tax, legal, and other experts is advised to evaluate the investment. Independent confirmation of property information is your responsibility, and seeking advice from professionals is encouraged.

CONFIDENTIALITY: The enclosed information is confidential and must be kept private by all potential buyers and their legal representatives. Enclosed information should not be used or distributed for purposes other than analysis and evaluation of the proposed sale.

EXCLUSIVE: The property is exclusively listed for sale by RE/MAX 360 Real Estate, and all purchase negotiations will be conducted through the listing agents.

BUSINESS OPPORTUNITY:

Premier Salon Suites for Sale in Miami, FL

LOCATION:

681 NW 108th St, Miami, FL

OVERVIEW:

Seize the opportunity to own a premium salon suite in one of Miami's bustling neighborhoods. This well-established property, located at 681 NW 108th St, offers a perfect blend of modern amenities and an ideal location, ensuring a steady flow of clientele and substantial growth potential.



KEY FEATURES

1. Prime Location:

- Situated abutting I 95 hosting over 200,000 cars daily
- Easy access to major highways and public transportation.
- Surrounded by a mix of residential and commercial properties, providing a diverse customer base.

2. Modern and Stylish Interior:

- Recently renovated to feature contemporary design elements.
- Spacious layout with individual suites, ensuring privacy and a luxurious experience for clients.
- High-end fixtures and fittings, including state-of-the-art salon equipment.

3. Turnkey Operation:

- Fully operational with a loyal clientele and established brand presence.
- Seamless transition for new owners with an easy to manage setup

4. Growth Potential:

- Potential to expand services and increase revenue by incorporating additional beauty and wellness treatments.
- Opportunities for marketing partnerships and collaborations with local businesses.
- Room for hosting events, workshops, and exclusive client experiences.

5. Financial Highlights:

- Strong financial performance with consistent revenue and profit margins.
- Detailed financial records available for serious buyers.
- Attractive return on investment with minimal initial effort required.
- Real Estate being offered as well

WHY INVEST?

Owning these salon suites is not just a real estate investment; it's a gateway to joining Miami's vibrant beauty and wellness industry. With its prime location, modern amenities, and established client base, this property is poised for continued success and growth.



REAL ESTATE



RE/MAX 360 proudly presents a prime business opportunity with Real Estate included in the Miami Shores area: **"MIAMI SHORES SALON SUITES"**.

This offering presents a highly lucrative cash flow opportunity along with the option to purchase the real estate.

The property is a two-story office building located adjacent to I-95, which sees approximately 240,000 cars daily. It is currently divided into thirty-three individual salons, each ranging from 90 to just under 200 square feet. The second floor is fully stabilized, while the first floor is in the lease-up stage. Once fully stabilized, this property is projected to generate \$500,000 in gross income annually. Additionally, the site is prime for redevelopment, with the potential to expand up to four stories.

Located in Central Miami, within the West Miami Shores subdivision, this submarket features 3.0 million square feet of logistics space, 240,000 square feet of specialized space, and 140,000 square feet of flex space. Current rents are approximately \$19.80 per square foot, reflecting a 6.6% increase from last year and a cumulative increase of 41.1% over the past three years. This trend aligns with the broader Miami market, where average rents are \$20.00 per square foot

VALUATION

	Monthly	Yearly
Potential Rental Income	\$41,808.00	\$501,696.00
Vacancy 5%	\$2,090.40	\$25,084.80
Property Taxes	\$908.33	\$10,899.96
Insurance	\$1,500.00	\$1,899.96
Electric	\$1,000.00	\$12,000.00
Water	\$116.00	\$1,392.00
Lanscaping	\$160.00	\$1,920.00
Cleaning	\$800.00	\$9,600.00
Total Expenses	\$5,233.06	\$62,796.72
PNOI	\$36,574.94	\$438,899.28

FFE	\$600,000.00
------------	--------------

EBITDA multiple	
2	\$877,798.56
2.5	\$1,097,248.20
3	\$1,316,697.84

RENT ROLL

UNIT	WEEKLY	MONTHLY	PRICE/SQFT	SQ FT
#100	\$350.00	\$1,400.00	\$117.48	143
101	\$299.00	\$1,196.00	\$130.47	110
102	\$299.00	\$1,196.00	\$130.47	110
103	\$299.00	\$1,196.00	\$130.47	110
#104	\$299.00	\$1,196.00	\$130.47	110
105	\$299.00	\$1,196.00	\$159.47	90
106	\$299.00	\$1,196.00	\$159.47	90
107	\$299.00	\$1,196.00	\$159.47	90
108	\$299.00	\$1,196.00	\$159.47	90
109	\$299.00	\$1,196.00	\$159.47	90
110	\$299.00	\$1,196.00	\$159.47	90
111	\$299.00	\$1,196.00	\$159.47	90
112	\$299.00	\$1,196.00	\$159.47	90
113	\$299.00	\$1,196.00	\$159.47	90
114	\$299.00	\$1,196.00	\$159.47	90
115	\$400.00	\$1,600.00	\$98.46	195
116	\$350.00	\$1,400.00	\$117.48	143
Avg 1st Floor			\$144.12	

UNIT	WEEKLY	MONTHLY	PRICE/SQFT	SQ FT
200	\$275.00	\$1,100.00	\$146.67	90
201	\$299.00	\$1,196.00	\$130.47	110
202	\$350.00	\$1,400.00	\$117.48	143
203	\$299.00	\$1,196.00	\$130.47	110
204	\$299.00	\$1,196.00	\$130.47	110
205	\$299.00	\$1,196.00	\$130.47	110
206	\$299.00	\$1,196.00	\$130.47	110
207	\$299.00	\$1,196.00	\$130.47	110
208	\$299.00	\$1,196.00	\$130.47	110
209	\$400.00	\$1,600.00	\$98.46	195
210	\$400.00	\$1,600.00	\$98.46	195
211	\$350.00	\$1,400.00	\$117.48	143
212	\$299.00	\$1,196.00	\$130.47	110
213	\$350.00	\$1,400.00	\$133.33	126
214	\$299.00	\$1,196.00	\$130.47	110
215	\$350.00	\$1,400.00	\$120.00	140
Avg 2nd Floor			\$125.38	

WEEKLY	MONTHLY	PRICE/SQFT	SQ FT
\$10,452.00	\$41,808.00	\$130.54	3,843

HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 11,133 (2) story office building
- Newly remodeled in 2024
- \$500,000.00 in rent when fully stabilized
- Redevelopment Potential

LOCATION HIGHLIGHTS

- Abutting I-95
- West Miami Shores subdivision

SITE DETAIL

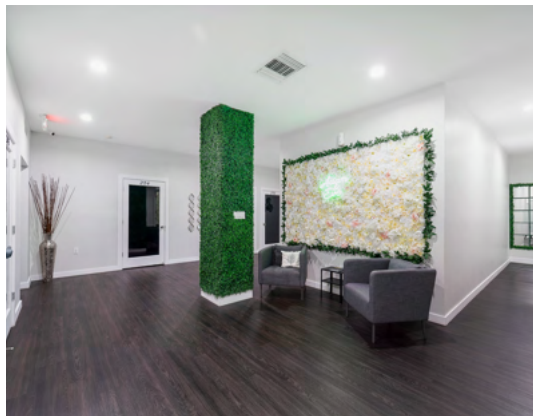
- Land Size: 0.77 Acre
- Zoning: UC-MC
- Parcel ID: 30-2136-018-2560

ASKING
\$4,850,000.00





VIRTUAL TOUR
(scan or click)



CONTACT

for more information

AGUSTIN DUARTE, CCIM

RE/MAX 360 REAL ESTATE
BROKER | OWNER

305.450.5992

ADUARTE@360MIAMIREALESTATE.COM



360
REAL ESTATE

Go commercial with *confidence*

WWW.MIAMICRE360.COM