



PRICE : \$7,425,000.00
\$427 Price Per SQ 17,360 SQ

601 SW 57 AVENUE
MIAMI FL 33144

Albert J Cabrera
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3% Buyer's Broker

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Price : \$7,425,000.00

PSF \$427.00

- Pro Forma NOI: \$497,835.34
- Pro Forma Cap Rate: 6.70%
- Tax Roll Building SQ: 17,360 SF (\$397 PSF)
- Lot Size: 19,482 SF
- Notes:
 - The average SQ per unit is 685 SF making this two-story retail / office building easy to rent and always 100% full. This building is approximately **17,360 square feet** offering a compelling investment opportunity. Built in 1978, the property comprises multiple storefront/office units fronting Red Road (SW 57th Ave), one of Miami's high-traffic corridors. Positioned strategically on Red Road between Flagler Street and SW 8th Street, the center draws from vibrant residential areas and proximity to major thoroughfares, making it attractive for both local retailers and service providers.

Current Rent Roll

Portfolios: Red Road Place, LLC

Unit	Tenant	Sqft	Current Annual Rent	Current Rent PSF	Proforma Annual Rent	Proforma Rent PSF	Proforma CAM Rent	Proforma CAM PSF
Red Road Place LLC - 601 SW 57 Avenue Miami, FL 33144								
601	Maykel Hernandez	880	24,885.00	28.29	31,767.77	36.11	7,038.00	8.00
603	Speech Pathology of Coral Gables, INC	1,057	35,797.44	33.87	38,162.85	36.11	8,454.80	8.00
605	Luis C. Viso	1,196	26,400.00	22.07	43,187.56	36.11	9,568.00	8.00
607-609	La Sorpresa Cubana Inc.	1,628	53,235.00	32.69	58,801.52	36.11	13,027.20	8.00
611	All Motors Agency	880	27,720.00	31.51	31,767.77	36.11	7,038.00	8.00
613	Yamel J Marquez Perez	700	28,200.00	40.27	25,289.64	36.11	5,602.80	8.00
615	Belkis Puns	700	26,700.00	38.12	25,289.64	36.11	5,602.80	8.00
617	Humberto Diaz	690	21,972.00	31.84	24,915.90	36.11	5,520.00	8.00
619	Coral Negro Jewelry Corp.	690	28,200.00	40.87	24,915.90	36.11	5,520.00	8.00
621	Women's Secrets LLC	700	24,454.80	34.92	25,289.64	36.11	5,602.80	8.00
623-625	JC Spa Nails	1,401	45,746.88	32.66	50,579.28	36.11	11,205.60	8.00
2nd Floor								
A & B	ProHealth Diagnostic Service Corp.	856	19,377.84	22.65	22,168.60	25.91	6,844.80	8.00
C	Rubiel Santana Gonzalez	528	17,610.00	33.36	13,676.59	25.91	4,222.80	8.00
D	Odalys D. Fuentes	528	12,285.00	23.27	13,676.59	25.91	4,222.80	8.00
E	United American Insurance Group Corp	880	16,380.00	18.62	22,794.32	25.91	7,038.00	8.00
F	Roberto Alvarez, P.A.	591	12,278.16	20.77	15,315.40	25.91	4,728.80	8.00
G	Yoxideliz Puente Napoles	415	11,016.00	26.53	10,756.54	25.91	3,321.20	8.00
H	JA Health Group INC.	435	11,340.00	26.09	11,263.08	25.91	3,477.60	8.00
I	Glam By Natalia Corp	337	12,570.00	37.31	8,730.37	25.91	2,695.60	8.00
22 Units	100.0% Occupied	15,091	456,168.12	30.23	498,348.97	33.02	120,731.60	8.00

Current Rents have \$0.00 CAM Fees

Cash Flow

Portfolios: Red Road Place, LLC

Account Name	Current	Proforma
Operating Income & Expense		
Income		
Rent Income	456,168.12	498,348.97
CAM Income	0.00	120,731.60
Total Operating Income	456,168.12	619,080.57
Expense		
Metro Dade & Safety Inc	85.60	85.60
Cleaning Fee	6,500.00	6,500.00
Insurance - Property	8,858.70	8,858.70
Property Tax	44,083.88	90,000.00 *
Electricity	2,960.86	2,960.86
Water & Sewer	7,808.45	7,808.45
Garbage and Recycling	3,336.34	3,336.34
Licenses, Permits and Fees	735.46	735.46
Lawn Care/Landscaping Services		
David's Nursery Land Services Group II Corp	960.00	960.00
Total Operating Expense	75,329.29	121,245.41
NOI - Net Operating Income	380,838.83	497,835.16

* Property Taxes are an estimate

Proforma Cap Rate 6.7%



BARBER SHOP

LAW FIRM OF MANFRED ROSENOW, P.A.
IMMIGRATION 305-269-1115

RED ROAD
PROFESSIONAL PLAZA

END ROAD WORK

RED ROAD PROFESSIONAL PLAZA

J C NAILS	
DOCTOR'S HEALTH GROUP OF FLORIDA	
PIZZA CUBANA	
PEDIATRIC THERAPY	CORAL NEGRO
PERFUMES	
WOMEN SECRETS	
Zunnywireless Repair	MANFRED ROSENOW IMMIGRATION
Roberto Alvarez PA	Elena Diaz & Associates, Inc.
Island Cargo	
LEASING 305.662-9232	

SW 7th St

POST

JCNAILS





LAW FIRM OF MANFRED ROSENTHAL
IMMIGRATION 305-897-1111

JEWELRY
REPAIR

Coral Gables

BEAUTY SALON

JC NAILS

RED ROAD
PROFESSIONAL PLAZA

J.C. NAILS	DOCTOR'S HEALTH GROUP OF FLORIDA
PIZZA CUBANA	PHYSICIAN ASSISTANT
PHYSICIAN ASSISTANT	ANGEL JEWELRY
WOMEN'S SECRETS	COMPASSION CARE
COMPASSION CARE	PHYSICIAN ASSISTANT
PHYSICIAN ASSISTANT	DR. DANIEL A. ROSENTHAL, M.D.
ISLAND CARGO	LEASING 305-892-9222









IDY'S
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Coral Negro
JEWELRY

BEAUTY

Coral Negro
JEWELRY & DIAMONDS

JC NAILS

RED ROAD
PROFESSIONAL PLAZA

JC NAILS
DOCTOR'S HEALTH GROUP OF FLORIDA
PIZZA CUBANA
PEDIATRIC THERAPY
Agencia de Viajes
WOMEN SECRETS
Zumbawless Repair
Roberto Alvarez PA
Vilam by Natalia
CORAL NEGRO
PERFUMES
MANY FIELDS COLLEGE
AMERICAN TONIC
LEASING 305-555-1111

RENT

FOR RENT





JC NAILS

BEAUTY SALON

my's Parfums

SANDALWOOD JEWELRY

RENT

OPEN

625

SPA

natural SPA

Women's Secrets