



3 AVE EXTENSION

FUTURE EXTENSION

# CREATIVE FLEX BLDG

**FOR SALE**

300-320 NE 60 STREET

CREATIVE FLEX BUILDING IN MCID



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# Executive Summary.

Metro 1 Commercial is proud to present 300-320 NE 60 St, Miami, FL (“The Property”) for sale. The Property features three warehouses, recently built in 2017, with a total of 18,895 SF of building on a 25,000 SF lot.

Located across from the Master-Planned Magic City Innovation District - Little Haiti in Little River/Little Haiti, a rapidly growing neighborhood currently undergoing a transformation from industrial to creative office, retail, restaurants, breweries, showrooms, and other creative uses, as well as incoming vertical mixed-use developments.

Recently named the coolest neighborhood in Miami by Timeout Magazine, Little River/Little Haiti is home to Miami's best restaurant, Sunny's Steakhouse; one of the city's top entertainment venues, ZeyZey; the largest padel club in the US, Ultra Padel; Michelin-starred restaurant Boia De; and Bib Gourmand restaurant La Natural. Other cool businesses include Imperial Moto Cafe, Fooq's, Magic 13 Brewing Co., Citadel Food Hall, Magie, Tran An, Raw Fit, Mid's Market, Counter Culture Coffee, Eliou, Ogawa, Bar Buccce, Fiorito, and 727 Pilates, to name a few.

On the horizon, several master-planned projects and individual developers are set to break ground on vertical mixed-use developments. The Magic City Innovation District-Little Haiti is about to break ground with Sixty Uptown, located directly across the street from The Property. Sixty Uptown will feature 349 luxury rental units. AJ Capital is planning a massive mixed-use project in the 27 acres they own, which currently house a number of the concepts previously mentioned. Cedar Street has just broken ground on its first Florida project in the neighborhood, featuring 191 design-forward units. Additional projects are also in progress, including Swerdlow's mega project, Yakol's HOUSE by Shigeru Ban, and Midtown Capital's 348-unit project.

This presents an opportunity to acquire a property with stabilized cash flow while the surrounding area continues to evolve, allowing for a future redevelopment with improved rents or vertical development.

## Property Highlights

+ Asking Price:	\$13,000,000
+ Building Size:	18,895 SF
+ Land Size:	25,000 SF
+ Parking:	18 Parking Spaces Total / 6 Parking Spaces per Building, on site & gated
+ Zoning:	D1
+ Use:	Warehouse, Work/Live
+ Ceiling Height:	24' Clear
+ Sale Lease Back	





Unit 300.



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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



Unit 310.





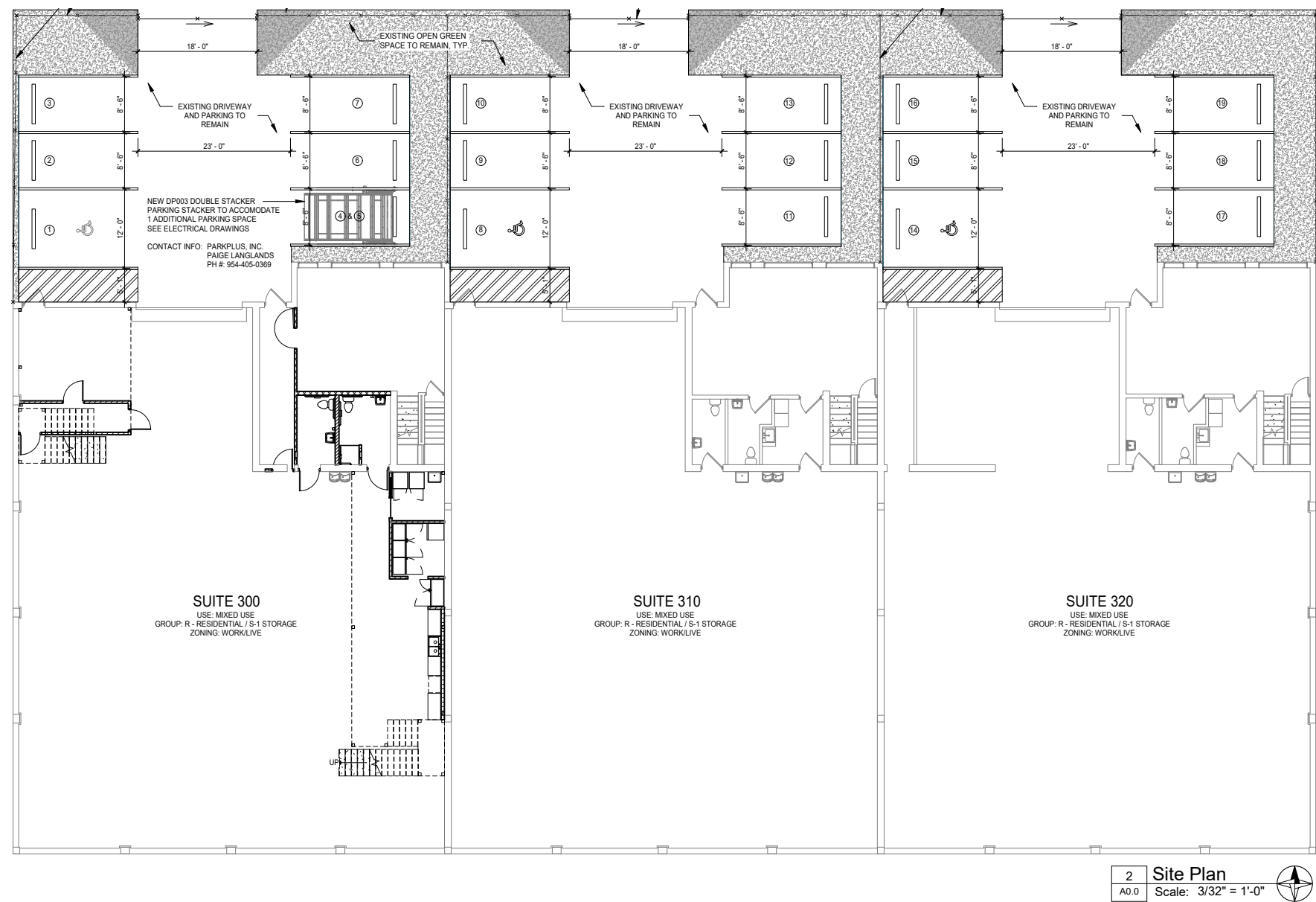
# Unit 320.



Not actual unit. Showing furnished unit for illustration purposes

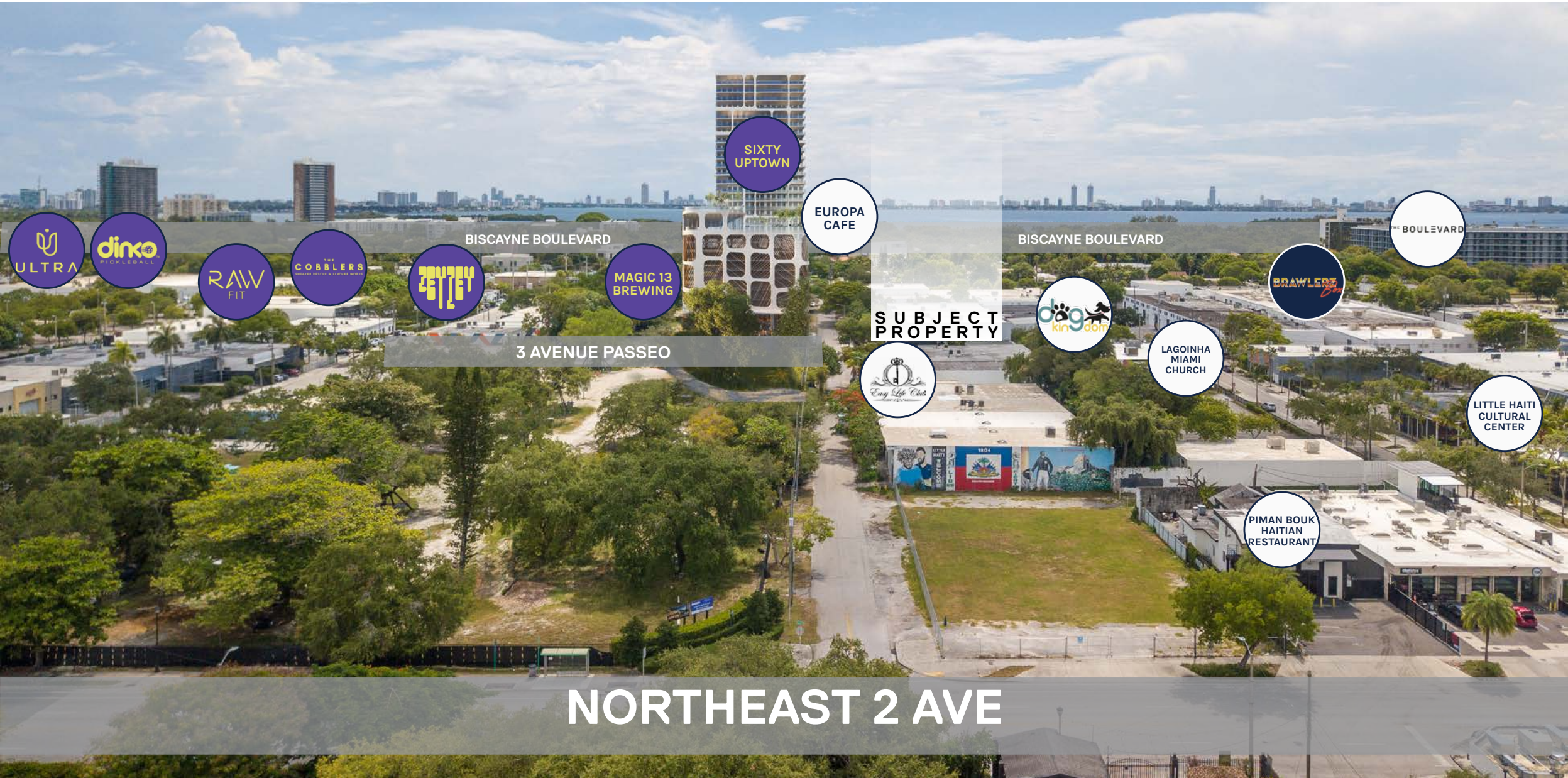


# Floor Plan.





# Sixty Uptown Development





# Sixty Uptown Development



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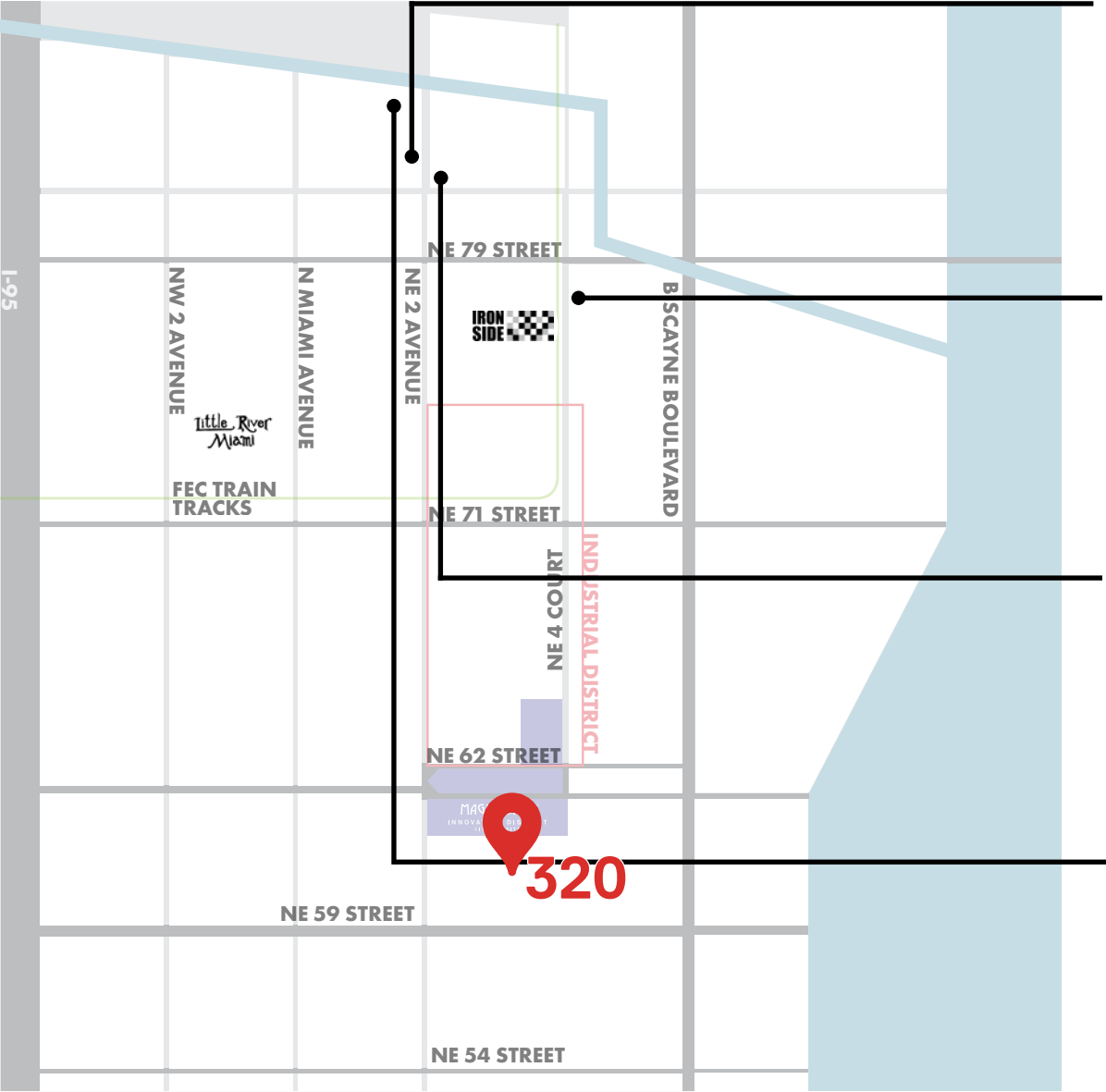




- 1 Fiorito
- 2 Sunny's Steakhouse
- 3 The Boulevard Apartments
- 4 Raw Fit
- 5 Magic 13 Brewing
- 6 El Turco
- 7 Moe Studio
- 8 Laundromat Art Space
- 9 Sanguich
- 10 Ironside
- 11 Kurku Dukkani
- 12 Choublak Garden
- 13 Verde
- 14 Brawlerz Box
- 15 Villain Theater
- 16 Vinonueva
- 17 Piero Atchugarry 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 Café
- 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 Swordflow + Related | 5,000 Units



# Little Haiti / Little River Context Map



## THE CITADEL FOOD HALL

website - [thecitadelmiami.com](https://thecitadelmiami.com)  
30,000 SF Food Hall, Office, & Rooftop  
Fully Leased  
22,000 SF Entercom HQ



## IRONSIDE

website - [miamiironside.com](https://miamiironside.com)  
50 spaces housing restaurants, offices, retailers, and services



## EBB & FLOW

website - [ebbandflow.miami](https://ebbandflow.miami)  
34,000 SF of Restaurant, Retail, & Office  
\$35 - \$40 PSF NNN Rents



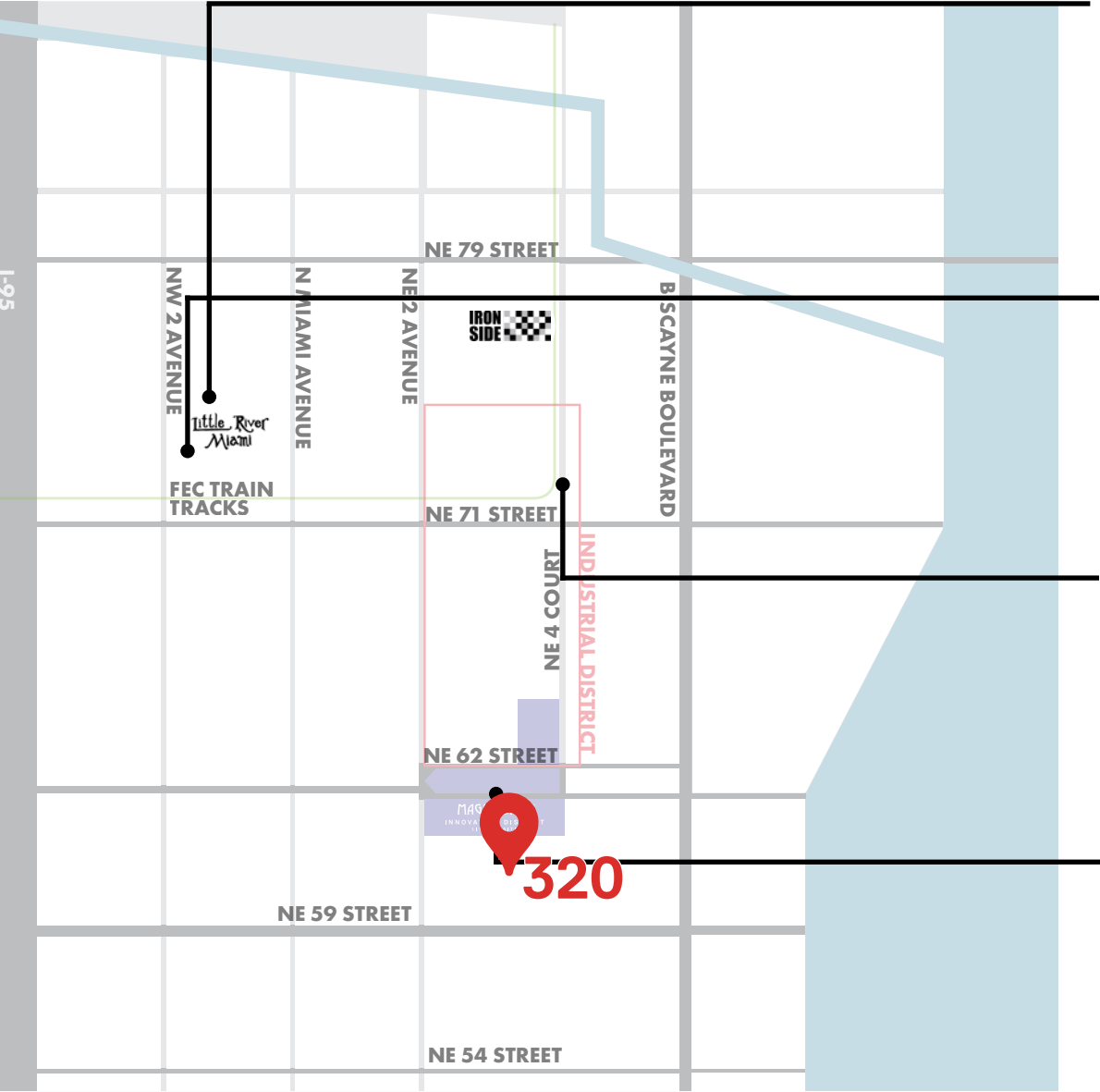
## PLANT THE FUTURE

website - [plantthefuture.com](https://plantthefuture.com)  
20,000 SF Retail Oasis + Upcoming F&B





# Little Haiti / Little River Context Map



## IMPERIAL MOTO CAFE

website - [imperialmoto.com](http://imperialmoto.com)  
Trendy coffee shop in the heart of LittleRiver.Miami



## LA NATURAL

instagram - [@lanaturalmiami](https://www.instagram.com/lanaturalmiami)  
Trendy pizza spot by creator of Palmar Wynwood and Alter Wynwood



## RAIL 71

120,000 SF of Office, Showroom, and Retail space



## MAGIC CITY INNOVATION DISTRICT

website - [magiccitydistrict.com](http://magiccitydistrict.com)  
182,000 SF of existing creative office, galleries, and restaurants  
Upcoming 2,700 residential units, 2M SF of Office, 500K SF of Retail







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 Schaltkulissee, 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.







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 Bucca.

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.



[read more here](#)

[read more here](#)





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.







THE DISTRICT TODAY

Situated in Miami’s Upper Eastside, Ironside features a vibrant, mixed-use urban center developed by visionary Ofer Mizrahi. 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.





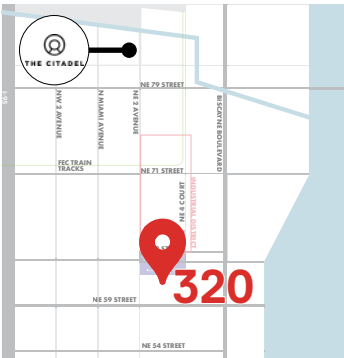


**THE CITADEL COMPLEX**  
The Citadel encompasses a 30K SF Food Hall with a 22K SF second floor office leased by Entercom, one of the nation’s largest radio conglomerates, which runs Power 96 in SoFi. The rooftop of the Citadel is a full service bar and event space.



**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.





# Market Drivers - 320-Unit Biophilic ‘House - 237 N.E. 54 Street



## 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. According to APEX Capital Realty, 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.





# Market Drivers - Little River Center - 7924 NE 2 Avenue



## LITTLE RIVER CENTER

Little River Center is located at 7924 NE 2 Avenue and features 70 live/work units on 59,400 rentable SF plus 45,000 SF of ground level retail and 15,000 SF of second level retail/office.

Located along NE 2 Avenue in Little River, this corridor features some of the coolest retail concepts in the neighborhood including the Citadel Food Hall, Sherwoods Bistro, the Ebb & Flow Retail Complex, and more



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# Market Drivers - Cedarst Multifamily Project - 7737 NE 2 Ave



**CEDARst**  
CEDARst acquired the property at 7737 NE 2 Avenue in 2022 which includes 65,520 SF of land.

CEDARst plans to develop 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.



[read more here](#)





# Market Drivers - Historic Buena Vista



## THE DISTRICT

The Historic Buena Vista neighborhood is located adjacent to the Miami Design District to the north, housing some of Miami’s most beautiful homes under a lush tree canopy landscape, offering a look and feel ideal for neighborhood restaurants and retail



The neighborhood has popular restaurants like Mandolin Aegean Bistro, Vista, Buena Vista Deli, Lemoni Cafe, Palat, Boia De, Shokudo, among others.

With a true neighborhood feel, Buena Vista is the best single-family house neighborhood closest to all the action of the Miami Design District, Midtown Miami, Wynwood, Edgewater, and Little Haiti/Little River.



Located right between the Design District and Little Haiti/Little River, the neighborhood offers a break from the quick pace of the Design District, while benefitting from its proximity.





MIAMI  
DESIGN  
DISTRICT

THE DISTRICT

A creative neighborhood where you can shop, dine, experience contemporary art and design, enjoy amazing events and get inspired. The District is home to more than 120 flagship stores like Balenciaga, Hermes, Fendi, Dior, Cartier, Louis Vuitton, and more – making it one



of the world’s greatest shopping areas. The District is surrounded by some of the best architecture in the country, right down to the award-winning Museum Garage. With design showrooms like Poliform and Holly Hunt, three cultural institutions — ICA Miami, the de la Cruz Collection and Locust Projects — within blocks of each other, and Instagrammable public art program woven throughout the streets.



A dining destination where world renowned chefs have set up shop. From low-key spots like OTL and Michael’s Genuine Food & Drink and the food hall concept of Mia Market, to buzzy hotspots like Swan, L’Atelier de Joel Robuchon, and Le Jardinier.



Miami Design District Associates is a partnership between Dacra, and L Catterton Real Estate, a global real estate development and investment fund that was established in 2016 by Catterton, LVMH and Groupe Arnault.



# Financial Analysis.

300-320 NE 60 St  
Cashflow Analysis

Investment Assumptions	
Purchase Price	\$ 13,000,000
Closing Costs	\$ 260,000
Adjusted Basis	\$ 13,260,000
Going In Cap Rate	5.22%

2%

	2026	2027	2028	2029	2030	2031	2032
Gross Rent	\$ 692,810.00	\$ 713,594.30	\$ 735,002.13	\$ 757,052.19	\$ 779,763.76	\$ 803,156.67	\$ 827,251.37
Vacancy							
Gross Effective Rent	\$ 692,810.00	\$ 713,594.30	\$ 735,002.13	\$ 757,052.19	\$ 779,763.76	\$ 803,156.67	\$ 827,251.37
NNN Reimbursement	\$ 226,740.00	\$ 286,430.50	\$ 286,430.50	\$ 286,430.50	\$ 286,430.50	\$ 286,430.50	\$ 286,430.50
Total Operating Income	\$ 919,550.00	\$ 1,000,024.80	\$ 1,021,432.63	\$ 1,043,482.69	\$ 1,066,194.26	\$ 1,089,587.17	\$ 1,113,681.87
Expenses	\$ 226,740.00	\$ 286,430.50	\$ 286,430.50	\$ 286,430.50	\$ 286,430.50	\$ 286,430.50	\$ 286,430.50
NOI	\$ 692,810.00	\$ 713,594.30	\$ 735,002.13	\$ 757,052.19	\$ 779,763.76	\$ 803,156.67	\$ 827,251.37
Cap Rate	5.22%	5.38%	5.54%	5.71%	5.88%	6.06%	6.24%



# Comparable Sales.

Total Sale Comparables	8
Time Period	2020 - Present

Building Price PSF Breakdown		
Mean Price PSF	\$	643.83
Min Price PSF	\$	521.28
Median Price PSF	\$	582.97
Max Price PSF	\$	984.53

Property Address	Sale Price	Bldg SF	Land	\$ PSF	\$ PSF Land	Sale Date	Year Renovated	Zoning - Value	Cap Rate	Notes
261 NE 73 St	\$ 5,500,000.00	7,268	13,939	\$ 756.74	\$ 394.58	1/27/2025	2023	D2		End User. Tenant had signed a lease and obtained a 5am Liquor License prior to closing
6444 NE 4 Ave	\$ 4,200,000.00	4,266	21,780	\$ 984.53	\$ 192.84	11/22/2024		D2		Obtained liquor license prior to closing
311 NW 72 Terr	\$ 1,700,000.00	3,000	3,892	\$ 566.67	\$ 436.79	11/1/2023		D1		End User - Improved property for office
241 NE 61 ST	\$ 4,900,000.00	9,400	9,935	\$ 521.28	\$ 493.21	8/30/2023		- D1		Improved property similar to subject property
50 NE 62 ST	\$ 2,000,000.00	3,574	4,127	\$ 559.60	\$ 484.61	4/13/23	2018	T5 O - Building		End User - Improved property for Gallery
72 NW 79 St, Miami, FL	\$ 2,475,000.00	4,130	8,640	\$ 599.27	\$ 286.46	7/2/21	2008	T6-8 O - Biuilding	6%	1031. Fully built out commercial kitchen leased at the time of sale
335 NE 59 Terr, Miami, FL	\$ 4,500,000.00	8,514	12,500	\$ 528.54	\$ 360.00	11/1/2020		- D1 (SAP)		Improved property similar to subject property
334-350 NE 60 St, Miami, FL	\$ 6,500,000.00	10,252	25,000	\$ 634.02	\$ 260.00	10/15/2020		- D1 (SAP)		Improved property similar to subject property



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