

Freestanding Building

4795-97 SW 8TH STREET, MIAMI, FL 33134

FOR SALE OR LEASE



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**4795-97 SW 8TH STREET
MIAMI, FL 33134**

PROPERTY HIGHLIGHTS

- Well-maintained, freestanding building offering long-term value for an owner-user or investor
- Floor-to-ceiling glass windows along SW 8th Street provide outstanding exposure
- Abundant parking with the opportunity to add more stalls if desired
- Easily divisible into two or four units
- Located on a highly visible corner in a densely populated area
- Direct access to Coral Gables and Little Havana via 8th Street (Calle Ocho)

BUILDING SIZE

7,589 SF*

*Divisible into 2 or 4 units

AVAILABILITY

Immediate

RENT

Upon Request

ASKING PRICE

\$3,800,000



Investment Highlights

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Delivery Condition	Vacant upon purchase
Stabilized Net Operating Income	\$ 298,566.17
Gross Leasable Area	7,589 SF
Lot Size	12,031 SF
Parking	Dedicated on site (west and north)
Year Built	1957
Municipality	City of Miami
Folio Number	01-4106-041-0220

SALE PRICE \$ 3,800,000

NOI (STABILIZED) \$ 298,566

CAP RATE (STABILIZED) 7.9%

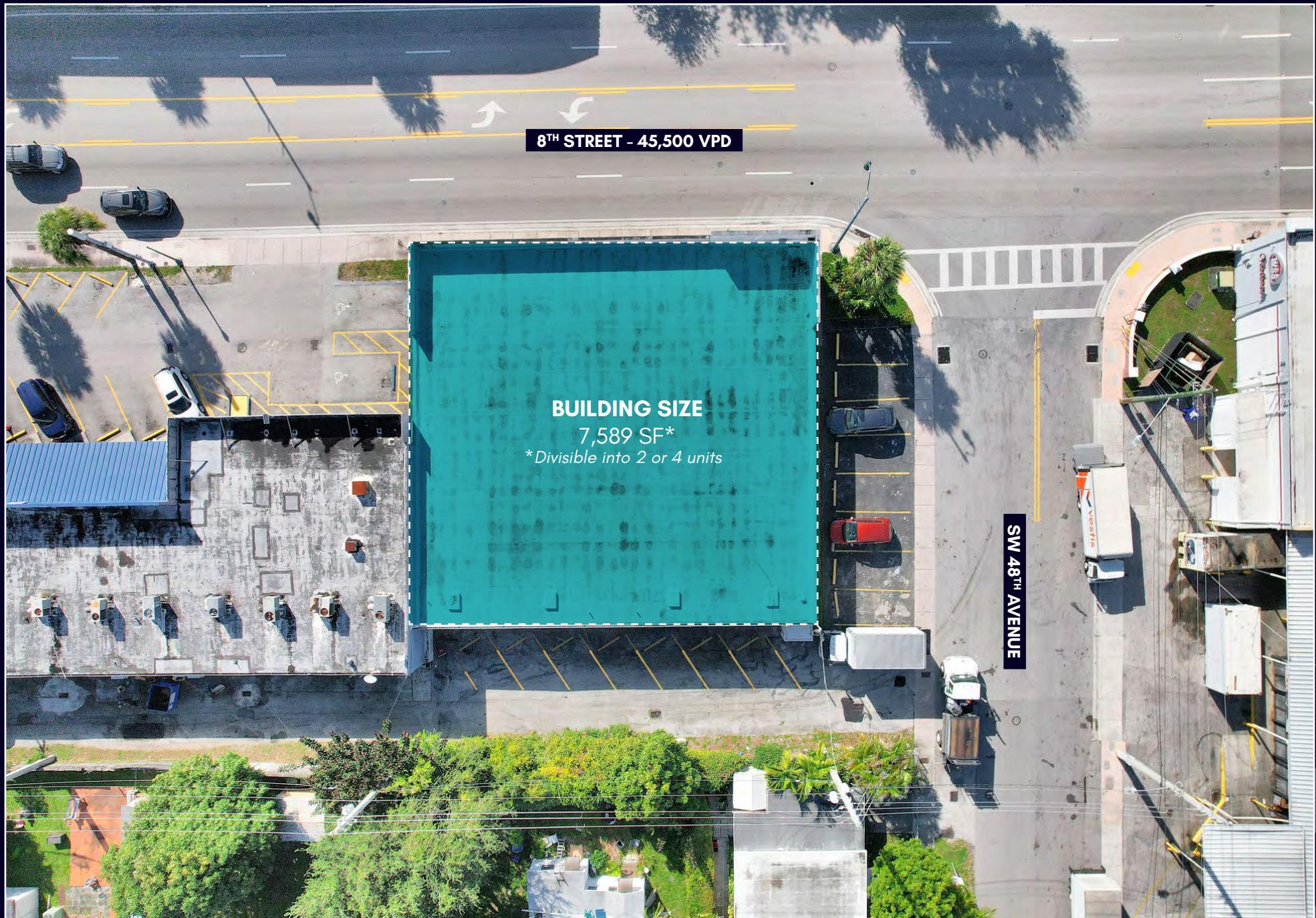
PRICE PER SQ FT \$ 500.72



Proforma Income & Expenses

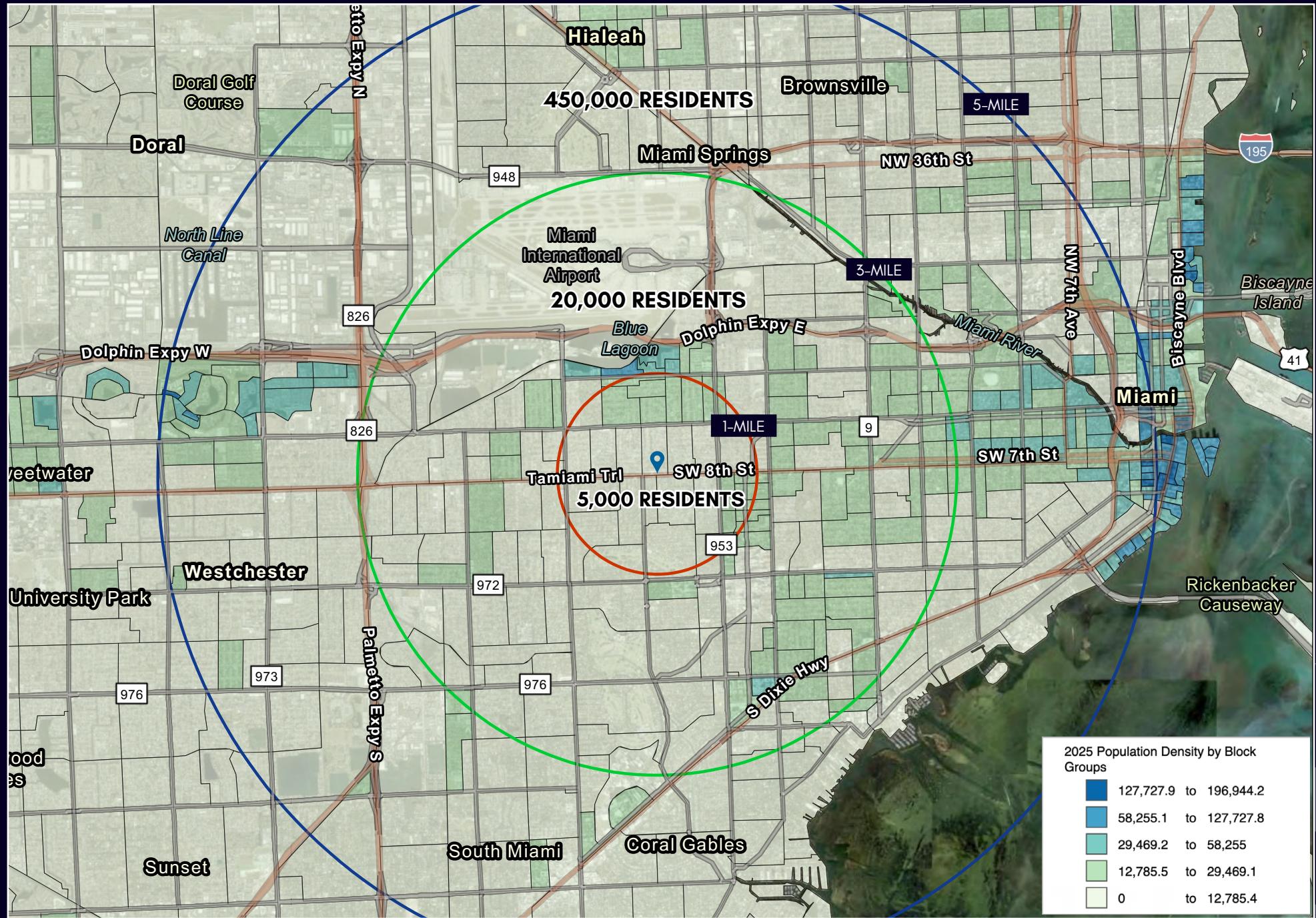
INCOME	ANNUAL	PSF
Base	\$318,738.00	\$42.00
Expense Reimbursements	\$84,698.65	\$11.16
Vacancy (5%)	\$(20,171.83)	
TOTAL POTENTIAL GROSS REVENUE	\$383,264.82	

EXPENSES	ANNUAL	PSF
Real Estate Taxes (1.96%)	\$59,584.00	\$7.85
Insurance	\$13,304.44	\$1.75
Management	\$11,810.21	\$1.56
Total Operating Expenses	\$84,698.65	\$11.16
NET OPERATING INCOME	\$298,566.17	





Population Density Map





Upside Partners is committed to building and nurturing valued relationships throughout the commercial real estate industry.

We believe the true measure of success lies not in the volume of transactions we complete, but in the quality of the relationships we cultivate and the individuals we support along the way. **By fostering strong connections and providing first-class brokerage services**, we create value for our clients and facilitate successful transactions as a natural outcome.

Our ultimate goal is to ensure our clients thrive through our dedicated partnership.

Upside Partners focuses on helping our clients create value through **leasing, tenant representation, acquisitions, dispositions and consulting**. Our brokerage engages clients throughout South Florida and is relied upon to help make informed decisions on all aspects of the commercial real estate industry.

We take pride in being a trusted source for sound guidance and being a valued resource to our clients. We have a deep understanding that while seeing transactions through to our client's satisfaction is essential, the relationships we foster are paramount.





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