

LITTLE HAVANA

45 NW 22nd Ave, Miami, Florida 33125

FOR SALE

2ND GEN VACANT RESTAURANT

Seller Financing Available



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EXECUTIVE SUMMARY

This standalone restaurant building is located in the heart of Little Havana, one of Miami's most unique, diverse, and high-traffic neighborhoods. The property is ideal for an owner user restaurant operator or an expanding concept seeking a presence in a centrally located corridor that serves many of Miami's submarkets.

The restaurant is fully built-out and turnkey, allowing a new operator to step in with minimal downtime. The site benefits from excellent accessibility from all directions, strong visibility, and an abundance of on-site parking. The layout and infrastructure make the property well-suited for a QSR concept or any restaurant looking to expand into Little Havana.

In addition to the restaurant, the property includes a functioning car wash, providing supplemental income to help offset occupancy costs while also serving as a convenient, complementary amenity for restaurant patrons. This unique combination enhances both operational efficiency and customer experience.

This is a rare opportunity to own both a functioning restaurant and the underlying real estate, offering immediate usability with long-term upside. The property's T6-8-L zoning provides flexibility and presents potential future redevelopment or repositioning opportunities as the Little Havana corridor continues to evolve.



PROPERTY DETAILS

ADDRESS:	45 NW 22nd Ave
ASKING PRICE:	\$4,500,000
PROPERTY TYPE:	Standalone Restaurant
TOTAL BUILDING SIZE:	2,700 SF ±
TOTAL LOT SIZE:	23,127 SF ±
ZONING:	T6-8-L
CURRENT USE:	Restaurant
OUTDOOR SEATING:	Yes
YEAR BUILT:	1955
FRONTAGE:	Approx. 177' on NW 22nd Ave
PARKING:	Approx. 40 on-site spaces
FLOOD ZONE:	X
SELLER FINANCING:	Yes



BACK OF HOUSE/FF&E

- Approx 1,600 Gallon Grease Trap
- 12ft Commercial Exhaust Hood
- 4 ft Commercial Exhaust Hood
- 13 x 8 walk in refrigerator
- 5 x 6 walk in refrigerator
- 8 x 6 walk in freezer
- Office space
- Dry Storage Area
- Food Prep station
- Natural Gas service
- 2 ADA Bathrooms
- 2 separate HVAC
- Covered Outdoor seating



RE-DEVELOPMENT POTENTIAL

DEVELOPMENT POTENTIAL BY RIGHT

DWELLING UNITS/AC:	150
DWELLINGS ALLOWED:	78
MAX RETAIL ALLOWED:	11,000 SF
PRICE PER BUILDABLE UNIT:	\$57,692
MAX BUILDABLE AREA:	113,000
LOT COVERAGE:	80%
HEIGHT LIMITATIONS:	300'
BUILDING STORIES:	8
ZONING:	T6-8-L
ACRES:	0.53

SELLER FINANCING TERM

DOWN PAYMENT:	30%
LOAN TERM:	3 Years
INTEREST RATE:	Yr 1 5.5% Yr 2 6.0% Yr 3 6.5%
PAYMENT STRUCTURE:	Interest Only
PREPAYMENT PENALTY:	1% within the 1st Yr

RENT ROLL

TENANT	SQ. FT.	CURRENT RENT
Car Wash		\$3,265

NEW DEVELOPMENTS

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2157 Flagler Residences

- **Address:** 2157 West Flagler St, Miami, FL 33135
- **Floors:** 8
- **Units:** 197
- **Retail:** 14,412 SF
- **Developer:** WR Flagler LLC/Adler Properties



Jose Marti Villas Apartments

- **Address:** 154 S.W. 17 Ave, Miami, FL 33135
- **Floors:** Building One-3 Story and Building Two- 8 Story
- **Units:** 146
- **Developer:** Related Urban Development Group



Centro City

- **Address:** Corner of NW Seventh St & NW 37th Ave, Miami, FL 33125
- **Units:** 1,188
- **Retail:** 320,000 SF
- **Developer:** Terra Group



521-531 SW 7th ST

- **Address:** 531 SW 7th St, Miami, FL 33130
- **Floors:** 23
- **Units:** 166
- **Retail:** 403 SF
- **Developer:** 22 Liam Properties LLC



Gallery at Little Havana

- **Address:** 1275 SW 1st St, Miami, FL 33125
- **Floors:** 12
- **Units:** 130
- **Developer:** The Related Group



Gallery at Marti Park

- **Address:** 450 SW 5th St, Miami, FL 33130
- **Floors:** 12
- **Units:** 176
- **Developer:** The Related Group



Havana Enclave

- **Address:** 315 NW 27th Ave, Miami, FL 33137
- **Floors:** 8
- **Units:** 179
- **Developer:** Astor Companies



River Parc Development

- **Address:** NW 7th St & NW 13th Ave, Miami, FL 33125
- **Developer:** Related Urban Development Group

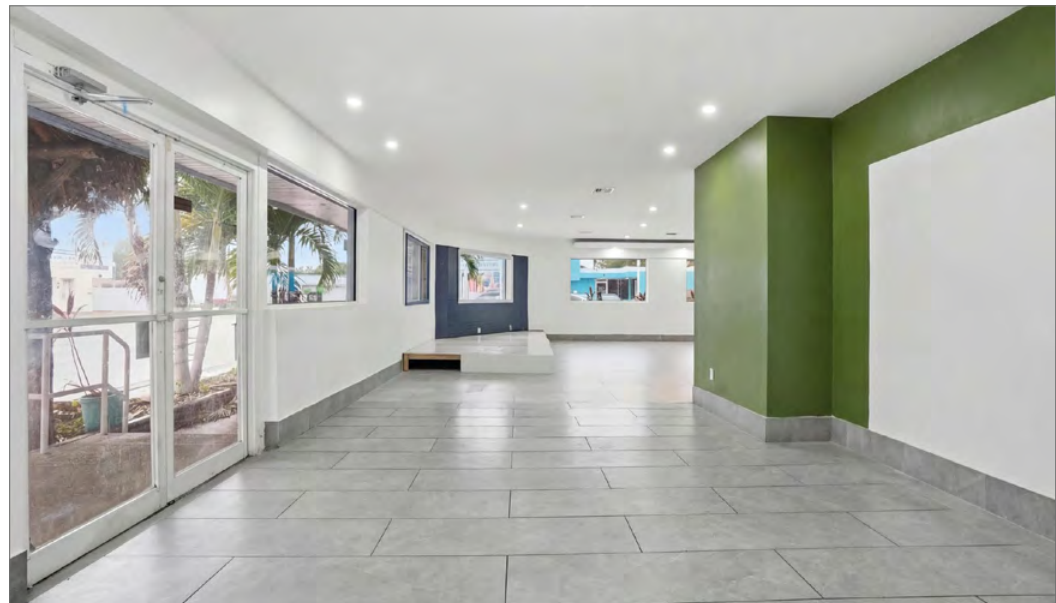
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PROPERTY PHOTOS

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AERIAL VIEW (Top-Down)

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AERIAL VIEW (NE To SW View)

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COCONUT
GROVE

CORAL
GABLES

SOUTH
MIAMI



AERIAL VIEW (SW To NE View)

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AERIAL VIEW (NW To SE View)

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DOWNTOWN
MIAMI

BRICKELL

COCONUT
GROVE



AERIAL VIEW (East View)

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EDGEWATER



DOWNTOWN
MIAMI



NW Flagler Terr

AERIAL VIEW (SW To NE View)

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