

**LITTLE HAVANA**  
45 NW 22nd Ave, Miami, Florida 33125

**FOR SALE**

# 2ND GEN VACANT RESTAURANT

**Seller Financing Available**



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**Contact Us**

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



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

## SELLER FINANCING TERM

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

## 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

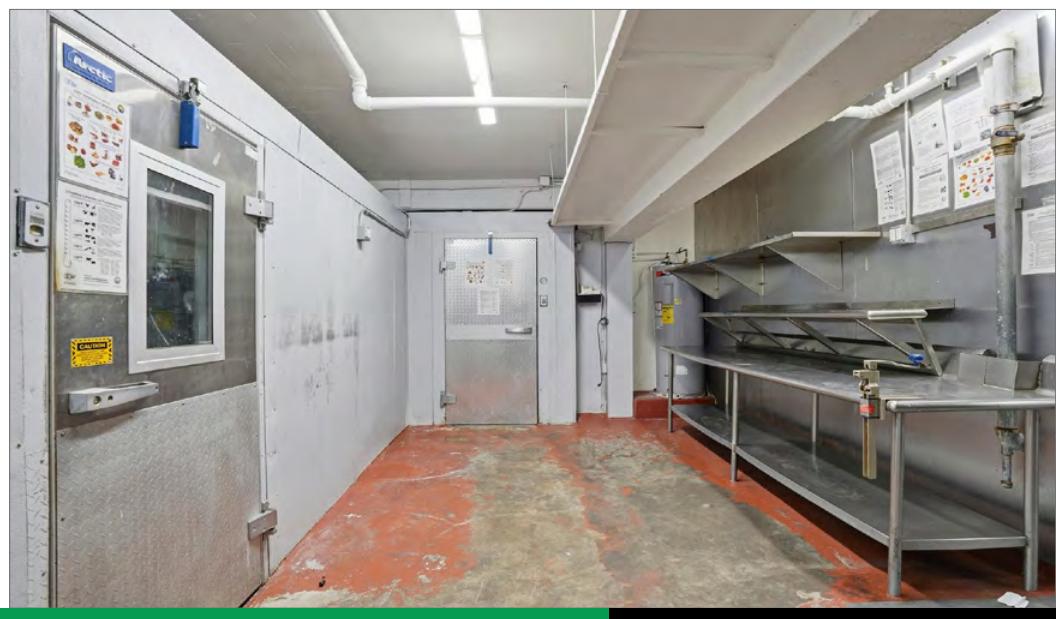
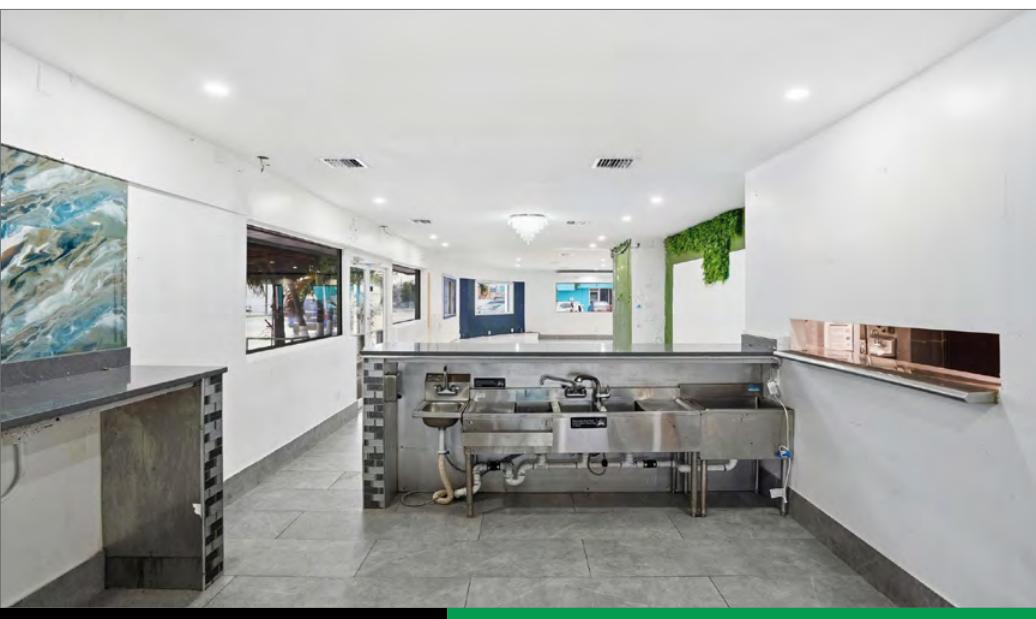
- **Address:** 315 NW 27th Ave, Miami, FL 33137
- **Floors:** 8
- **Units:** 179
- **Developer:** Astor Companies



## River Parc Development

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

# PROPERTY PHOTOS

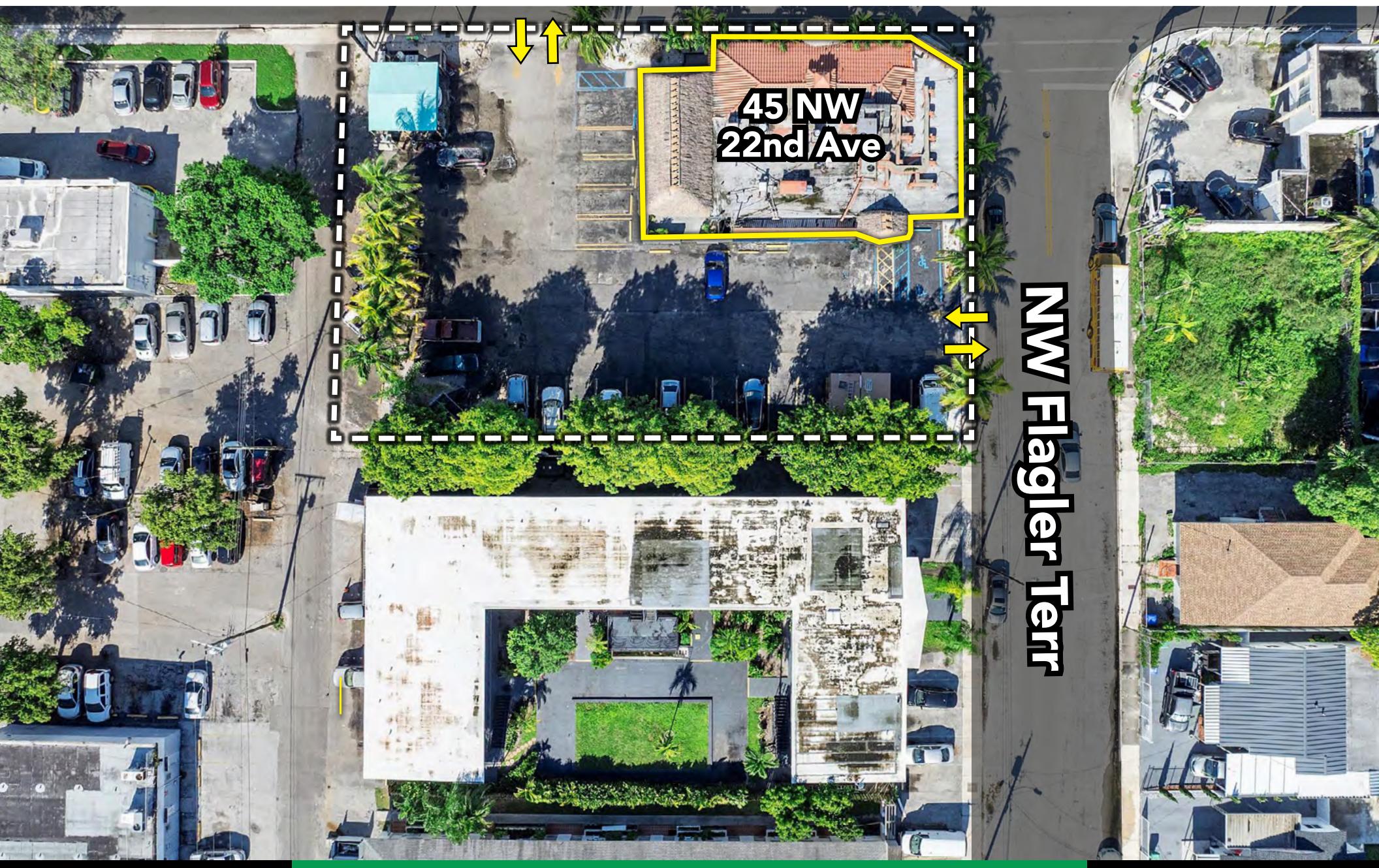


# PROPERTY PHOTOS



# 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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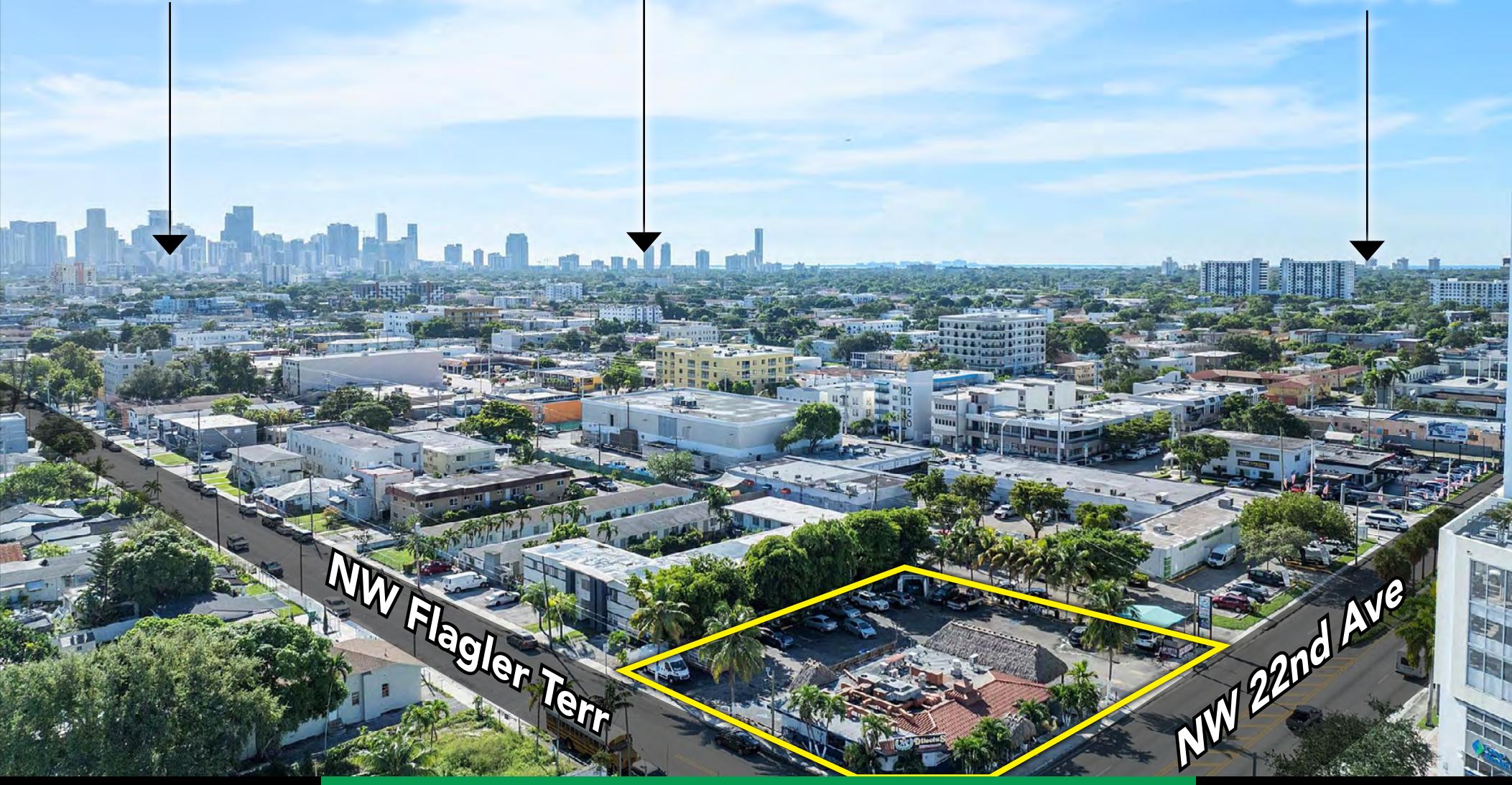
# AERIAL VIEW (NW To SE View)

14

DOWNTOWN  
MIAMI

BRICKELL

COCONUT  
GROVE

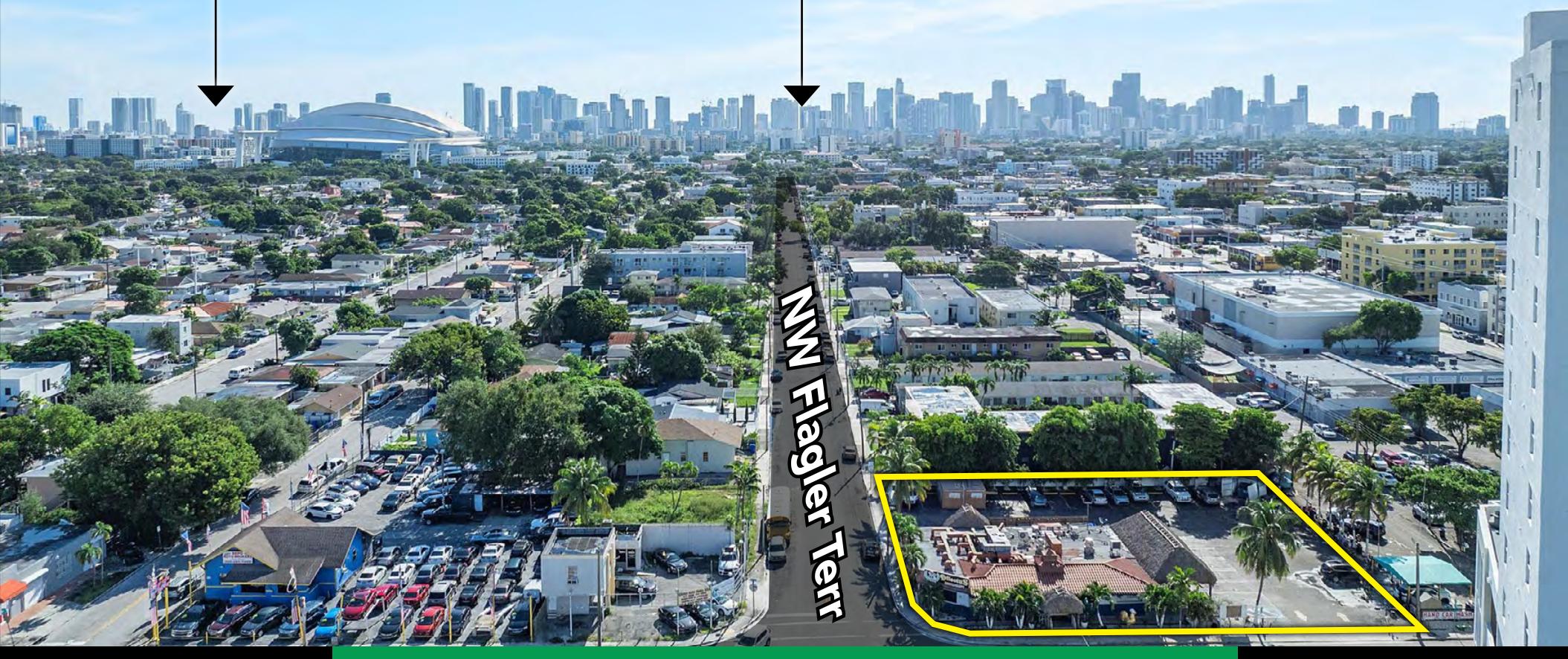


# AERIAL VIEW (East View)

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EDGEWATER

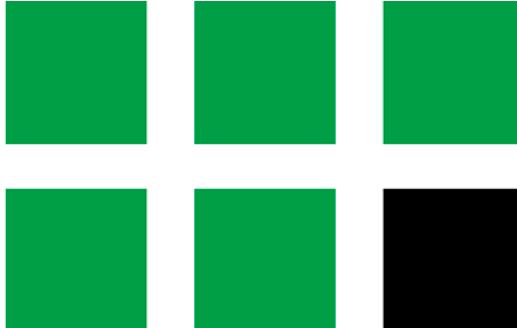
DOWNTOWN  
MIAMI



# AERIAL VIEW (SW To NE View)

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# chariff

REALTY GROUP

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