



1644 SW FLAGLER TERR
MIAMI, FL 33135

"WORLD FAMOUS YAMBO RESTAURANT"



**COMPASS
COMMERCIAL**

1644 SW FLAGLER TERR



POROSOFF
GROUP

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PROPERTY OVERVIEW

1644 SW Flagler Terrace is a prime mixed-use commercial asset located in the heart of Little Havana, one of Miami's most culturally significant and high-demand urban neighborhoods. The property is positioned just two blocks from world-famous Calle Ocho (SW 8th Street) and benefits from excellent exposure to major thoroughfares, including SW 1st Street (16,500 AADT) and W Flagler Street / SW 17th Avenue (22,500 AADT), providing strong daily traffic and visibility.

The property features a 3,035 SF freestanding building situated on a 7,000 SF lot, offering investors immediate cash flow with long-term redevelopment upside. Zoned T6-8-O, the site allows for high-density residential, commercial, or mixed-use development, making it highly attractive for future vertical expansion in a supply-constrained submarket.

Currently, the building is occupied by the world-famous Yambo Restaurant, a well-established Little Havana institution with proven annual gross sales exceeding \$3,000,000. This exceptional sales performance highlights the strength of the location and supports the tenant's willingness to remain in place at a monthly rental rate of \$8,500, providing stable in-place income while preserving future redevelopment optionality.

Little Havana continues to benefit from strong demand driven by its proximity to Brickell, Downtown Miami, and the Miami Health District, all located within minutes of the property. Ongoing reinvestment, strong traffic counts, and flexible zoning make this offering a rare opportunity to acquire a cash-flowing asset with significant long-term upside in one of Miami's most iconic corridors.



1
PARCEL



1958
YEAR BUILT



7,000/0.16
LOT SIZE (SF/AC)



3,035
RENTABLE AREA SF

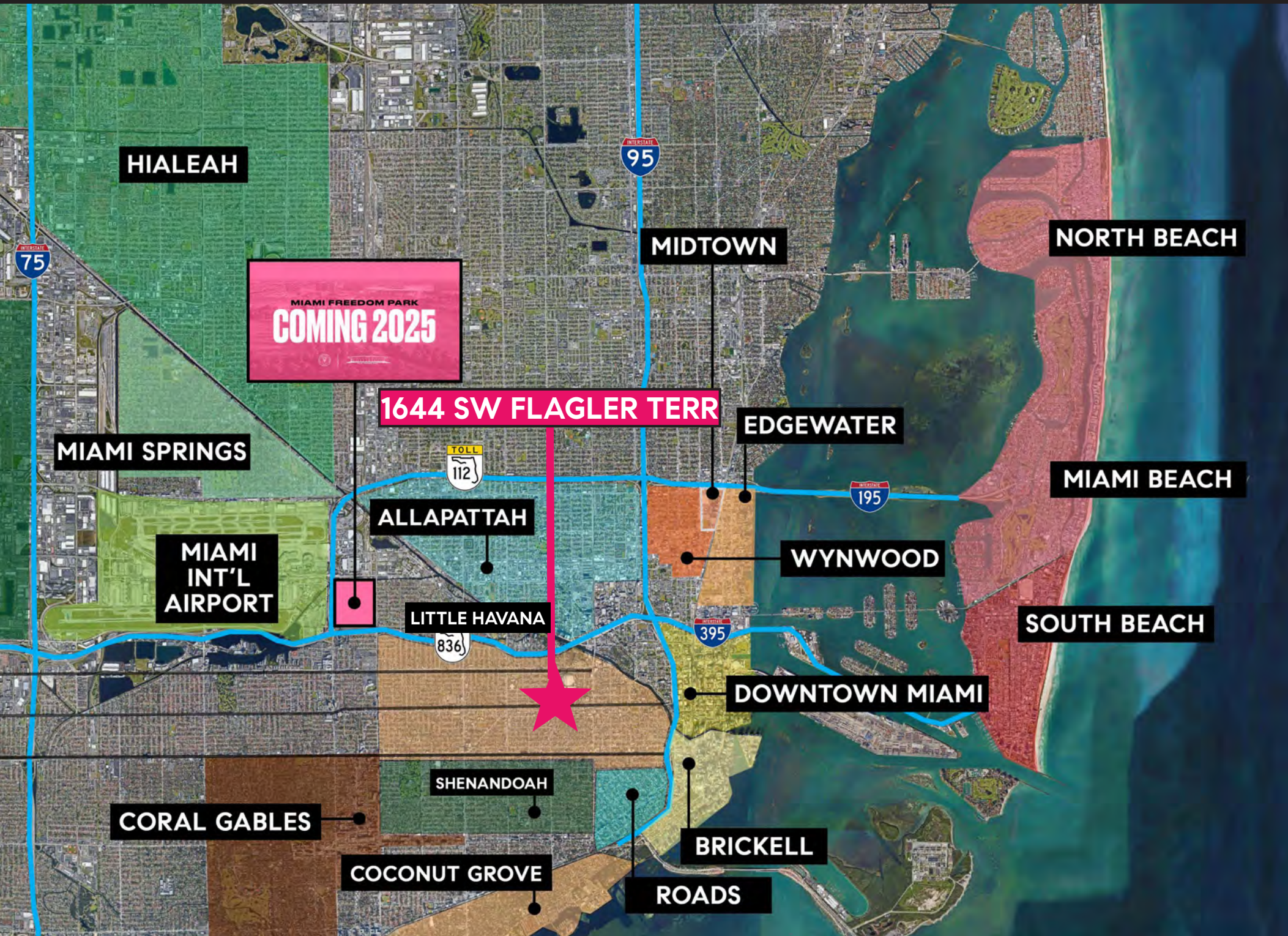


1,500,000
ASKING PRICE

INVESTMENT HIGHLIGHTS

- **Prime Little Havana Location** – Located in the heart of Little Havana, just two blocks from world-famous Calle Ocho (SW 8th Street)
- **Strong Traffic Exposure** – Nearby major corridors include SW 1st Street (16,500 AADT) and W Flagler Street / SW 17th Avenue (22,500 AADT)
- **Freestanding Building** – 3,035 SF commercial building on a 7,000 SF lot
- **High-Density Zoning** – T6-8-O zoning allows for high-density residential, commercial, or mixed-use redevelopment
- **In-Place Cash Flow** – Tenant willing to remain at \$8,500/month (\$102,000 annually)
- **Proven Tenant Performance** – Yambo Restaurant, a Little Havana institution, with documented annual sales exceeding \$3,000,000
- **Flexible Exit Strategy** – Immediate income with long-term redevelopment or assemblage potential
- **Urban Core Proximity** – Minutes to Brickell, Downtown Miami, and the Health District
- **Supply-Constrained Submarket** – Limited available sites with similar zoning and frontage in Little Havana
- **Ideal for Investors or Developers** – Strong retail fundamentals today with significant upside tomorrow







THE OFFERING

Property

Address	1644 SW Flagler Terr Miami, FL 33135
Folio #	01-4102-006-1190
Zoning	T6-8-O

ASKING PRICE **\$1,500,000**

Building SF	3,035 SF
Lot Size (SF)	7,000 SF
Lot Size (Acre)	0.16
Typers of Ownership	Fee Simple
Grease Trap	YES
Live Local Eligible	YES
40 Year Cert. Due	2026

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- Nearby major corridors include SW 1st Street (16,500 AADT) and W Flagler Street / SW 17th Avenue (22,500 AADT)
- 3,035 SF commercial building on a 7,000 SF lot
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- Tenant willing to remain at \$8,500/month (\$102,000 annually)
- Yambo Restaurant, a Little Havana institution, with documented annual sales exceeding \$3,000,000
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- Minutes to Brickell, Downtown Miami, and the Health District
- Limited available sites with similar zoning and frontage in Little Havana
- Strong retail fundamentals today with significant upside tomorrow



MARLINS PARK

W FLAGLER ST

SW FLAGLER TERR

SW 17TH AVE

SW 1ST ST



DOWNTOWN MIAMI

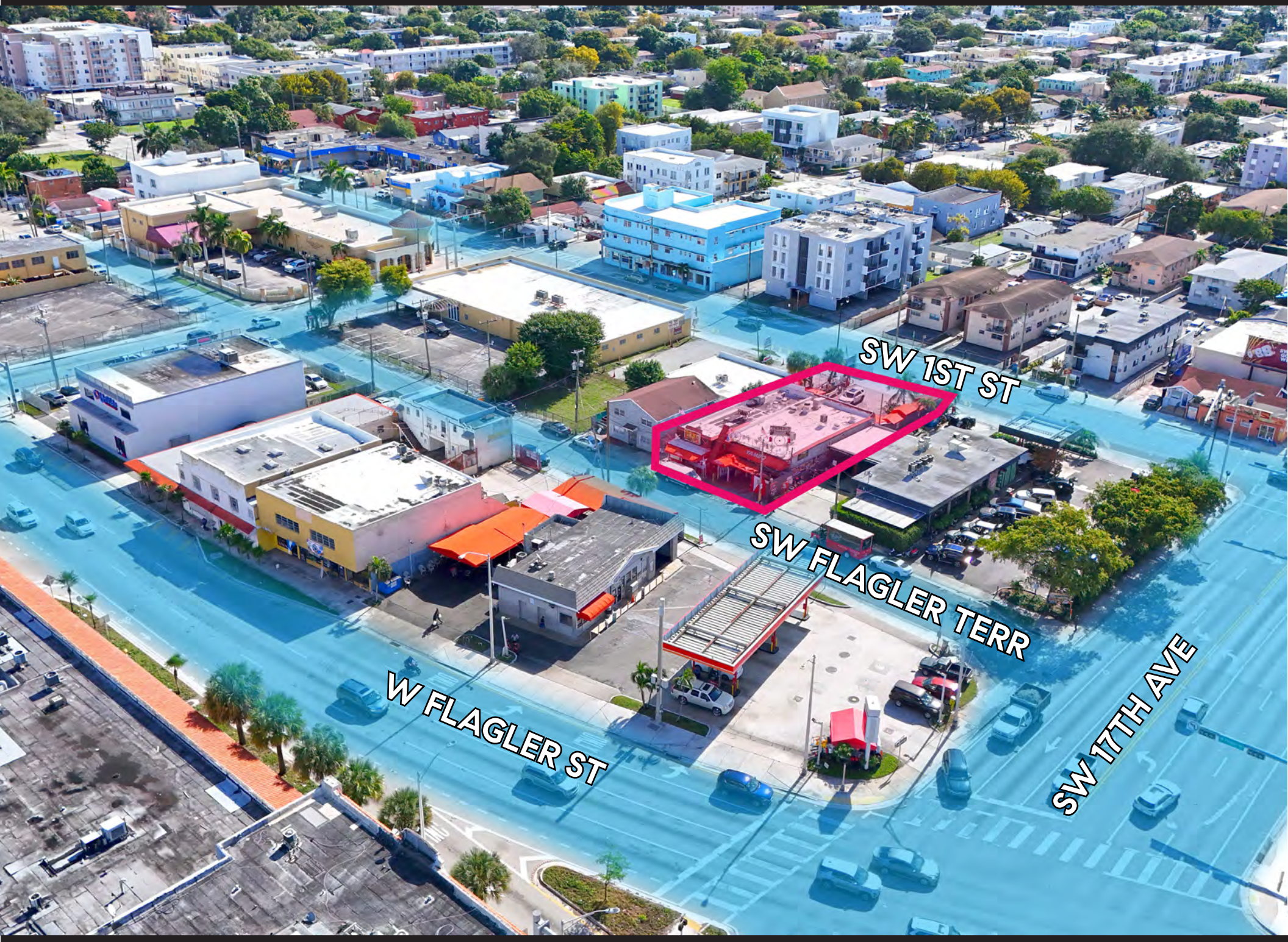
BRICKELL

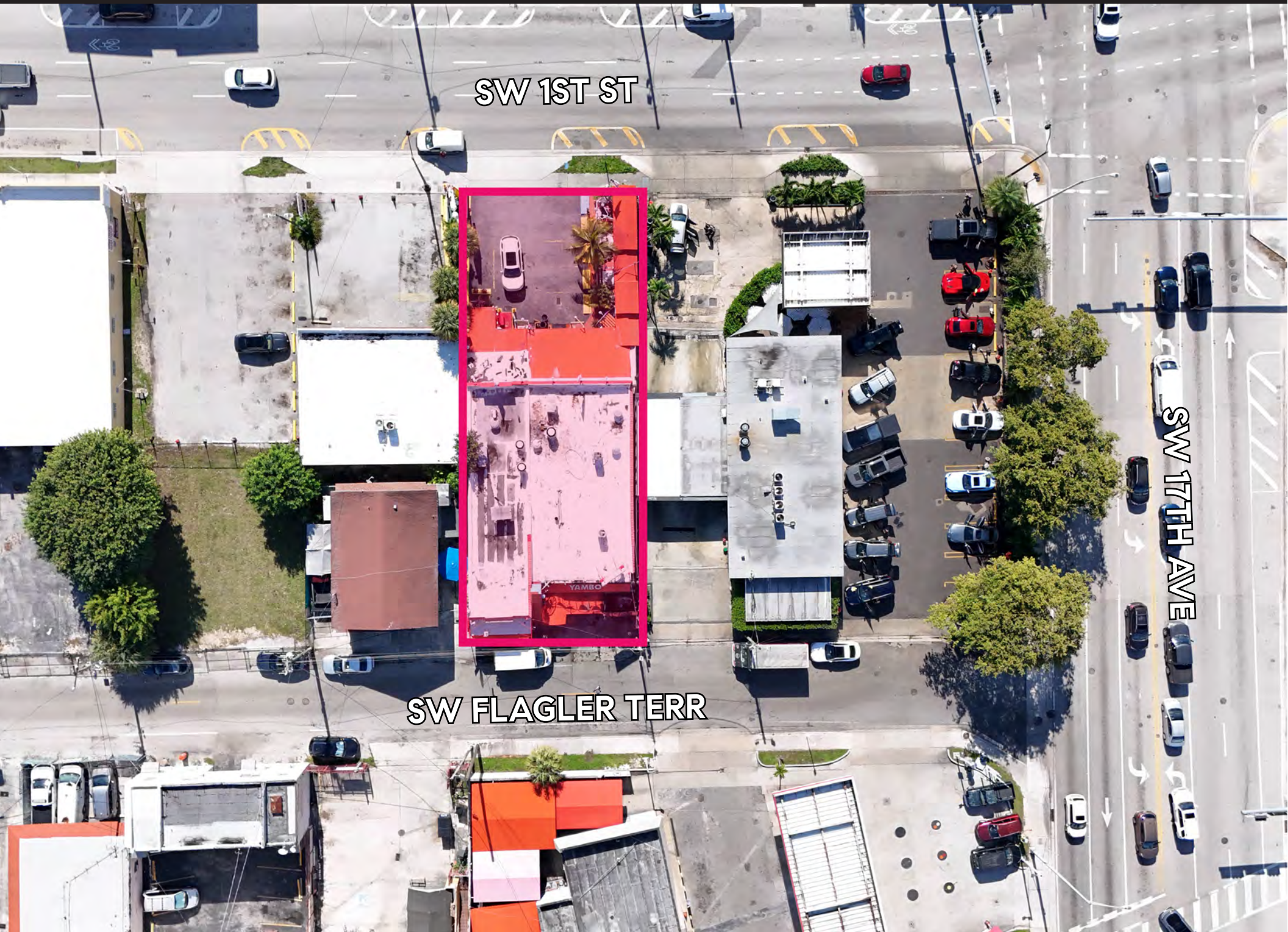
W FLAGLER ST

SW FLAGLER TERR

SW 1ST ST

SW 17TH AVE



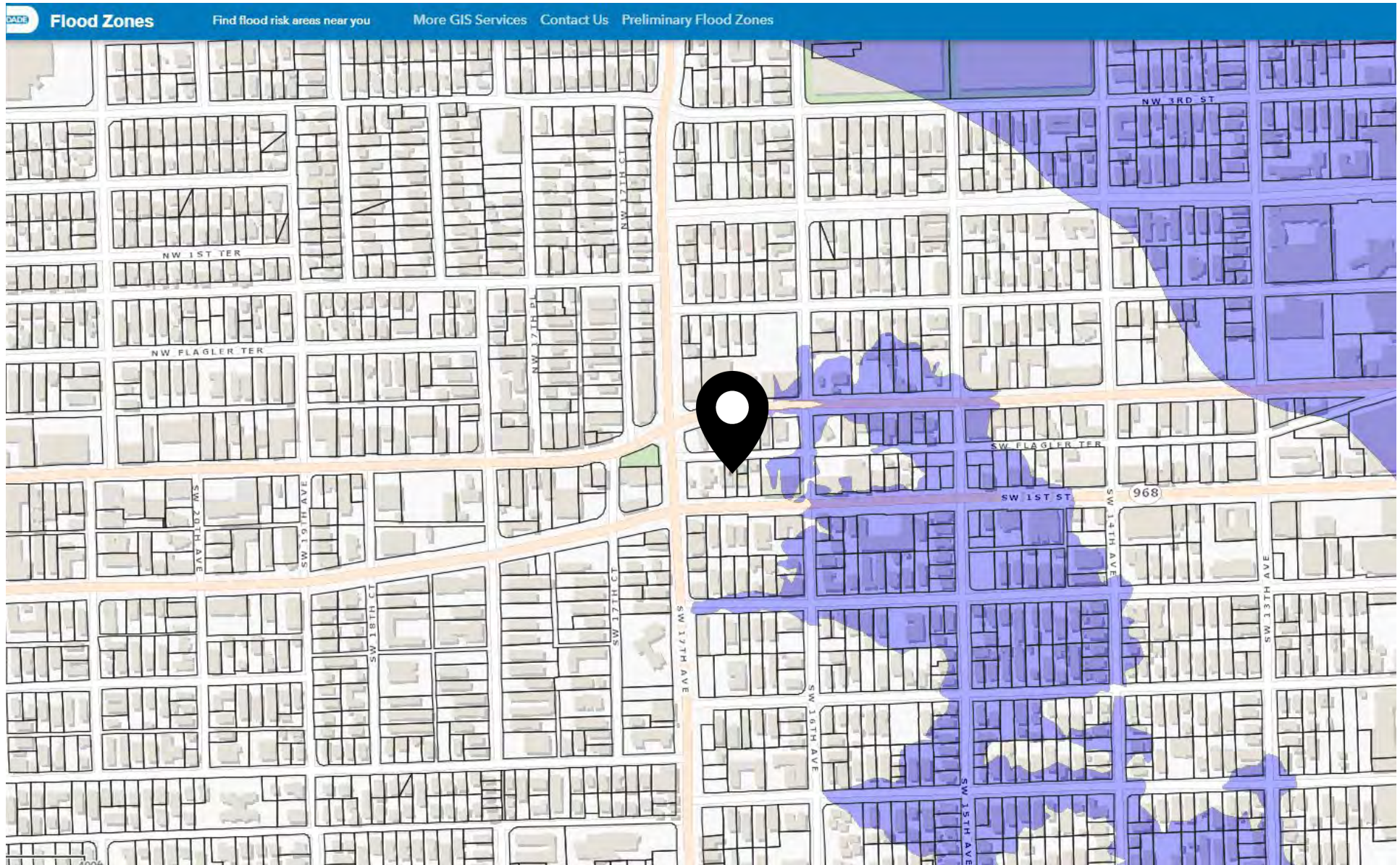












PROPERTY IS **NOT** IN A FLOOD ZONE ACCORDING TO FEMA MAPS

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