

DOWNTOWN MIAMI
DWNTWN

BRICKELL

**PRICE
REDUCTION**
**NOW 5.5%
CAP RATE**

CALLE OCHO

22ND AVE

Public Storage



Mixed-Use on Calle Ocho
2 Retail + 6 Apartment Units
Complete Structural + Cosmetic Renovation
2268 SW 8th Street, Miami, FL 33135



COMPASS
COMMERCIAL



COMPASS
COMMERCIAL

Exclusively Listed by: The Porosoff Group

**Javier Ubeda
(LEAD)**

CRE Advisor
javier@porosoff.com
305.766.1864

**Alessandro Lima
(LEAD)**

CRE Advisor
alima@porosoff.com
305.281.4469

**Arthur Porosoff
(LEAD)**

CRE Advisor
art@porosoff.com
305.733.6066

Barbara Montero

CRE Advisor
barbara@porosoff.com
954.404.2829

Almog Strikowski

CRE Advisor
almog@porosoff.com
818.665.9929

Ross Burch

CRE Advisor
ross@porosoff.com
305.747.4767

Logan Rice

CRE Advisor
logan@porosoff.com
727.403.0321

Utku Taner

Marketing Director
utku@porosoff.com

Lu Li

Transaction Coordinator
lu@porosoff.com

WWW.POROSOFF.COM

INTEREST OFFERED

Fee simple interest in 2268 SW 8th Street, a 2 Retail and 6-unit apartment building.

PROPERTY TOURS

Due to COVID-19 Health and Safety Protocols, the property tour shall take place after an offer has been accepted in writing by the Seller. At no time shall the property be entered without escort by Listing Agent. Tenants, on-site management or staff shall not be contacted without prior approval. **PROSPECTIVE PURCHASERS DEEMED TO HAVE ENTERED THE PROPERTY WITHOUT LISTING AGENT ESCORT MAY BE DISQUALIFIED FROM SUBMITTING AN OFFER.**

TIMING

All offers must indicate the length of the Due Diligence period and the Closing time frame.

OFFER PROTOCOL

The seller will have the right to respond to offers as they are received, but a formal bid deadline may be established.



**Rare Opportunity to Acquire a Gut Renovated
Mixed-Use Building on World Famous Calle Ocho**

**Turnkey Property Structurally and Cosmetically
Renovated in 2017**

**2 Retail Bays Averaging 1,300 Sq Ft Each Featuring
Individual Water and Electric Meters**

6 Completely Renovated Apartment Units

**Favorable Unit Mix 4 one-bedroom and 2 two-
bedroom Units**

**All Units Feature Central A/Cs, Dishwashers,
Cathedral Ceilings and Stainless Steel Appliances**

**40/50 Year Recertification Completed in 2017 (Next
Due in 2027)**



2268
CALLE OCHO

DOCTOR PRIMARIO
ESPECIALISTAS
DENTAL Y VISION
TERAPIA FISICA
LABORATORIO

2266

MEDICUS
Health Group Inc.

305.537.9490

HORAARIO
Lunes a Viernes
8:00AM - 5:00PM

FARMACIA
CENTRO DE BIENESTAR
TRANSPORTE
VISITAS MEDICAS
AL HOGAR



FOR RENT
1800 - 1847
305-442-9900

PROPERTY OVERVIEW

The Porosoff Group at Compass Commercial, as exclusive listing agent, is pleased to offer for sale 2268 SW 8th Street, a mixed-use 2 Retail and 6-unit apartment building located in the highly sought-after Little Havana neighborhood in the City of Miami.

Little Havana

2268 SW 8th Street is located in the Little Havana section of Miami, a short distance to Brickell, the most important financial and commercial district in South Florida. Home to a growing number of international banks and firms, Brickell serves as Latin America's Financial District and has recently enjoyed a transformation with a booming restaurant, entertainment and nightlife scene. The property is conveniently nestled on SW 8th Street (Calle Ocho) the cultural epicenter of the Miami Latin Community and walking distance to Flagler Street, one of the most important commercial corridors in Miami-Dade County. The excellent location contributes to high demand for rental units in the area and translates into historically low vacancy rates.

HIGHLIGHTS

- Rare Opportunity to Acquire a Gut Renovated Mixed-Use Building on World Famous Calle Ocho
- Turnkey Property Structurally and Cosmetically Renovated in 2017
- 2 Retail Bays Averaging 1,300 Sq Ft Each Featuring Individual Water and Electric Meters
- 6 Completely Renovated Apartment Units
- Favorable Unit Mix 4 one-bedroom and 2 two-bedroom Units
- All Units Feature Central A/Cs, Dishwashers, Cathedral Ceilings and Stainless Steel Appliances
- 40/50 Year Recertification Completed in 2017 (Next Due in 2027)

Details

Lot Size	5,085 SF	Floors	2
Zoning	T6-8-O	Year Built/Renov.	1945/2017
Units	6+2 Retail	Folio #	01-4110-014-0230
Net Rentable Area	8,739 SF	Tax Folio #	1

RETAIL TENANT: MEDICUS HEALTH GROUP

Medicus Health Group is a comprehensive solution health group including: Primary Care, Specialist Medicine, Dental and Vision, Physical Therapy, Laboratory, Pharmacy, In-Home Care and Wellness.

Medicus Health Group is a healthcare provider based in Miami, Florida, specializing in primary care services. Their team consists of experienced doctors, registered nurses, and therapists who are dedicated to delivering comprehensive, patient-centered healthcare. They focus on preventative care, chronic disease management, and personalized treatment plans to ensure the well-being of their patients.

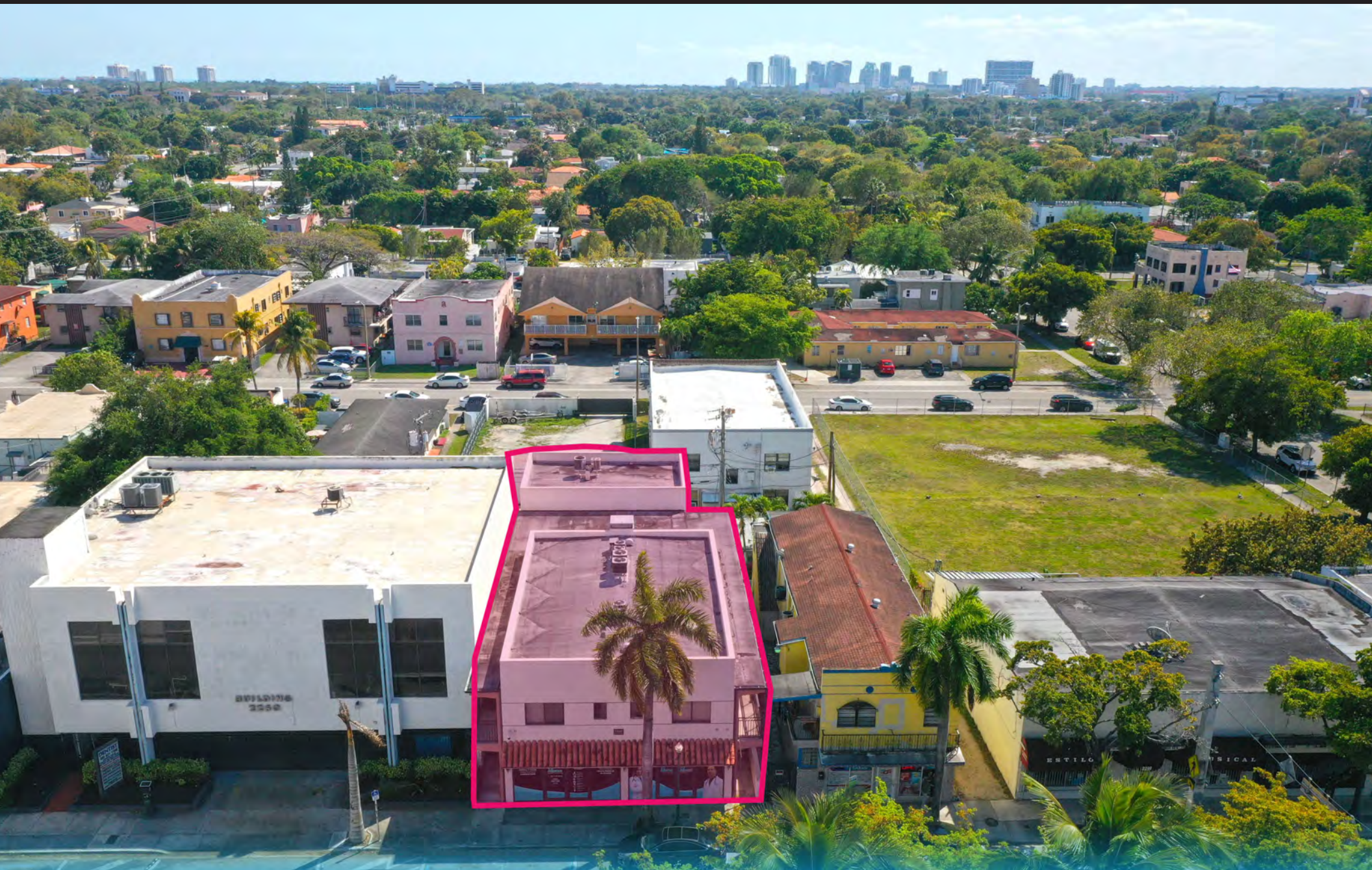
Located at 2266 SW 8th St, Miami, FL 33135, Medicus Health Group serves the local community with a commitment to quality medical care, patient education, and wellness support. Their services likely include routine check-ups, diagnostic screenings, vaccinations, and treatment for common illnesses and chronic conditions.

With a mission to promote accessible and high-quality healthcare, Medicus Health Group strives to build strong relationships with its patients by offering compassionate and professional medical services. For appointments or inquiries, they can be reached at +1 (305) 537-9490.

For more updates and information, you can follow them on social media:

Facebook: Medicus Health Group | Instagram: @medicus_health



**AADT 16,500****CALLE OCHO**













**All Units Feature
Central A/Cs,
Dishwashers, Cathedral
Ceilings and Stainless
Steel Appliances**











1734462 © Miami MLS® 2025






**All Units Feature
Central A/Cs,
Dishwashers, Cathedral
Ceilings and Stainless
Steel Appliances**

A11734462 © Miami MLS® 2025



A11734462 © Miami MLS® 2025

A wide-angle photograph of a bright, empty interior room. On the left, a large window is covered with white horizontal blinds. Along the back wall, there is a long white closet with four doors. A doorway in the center of the closet leads to a kitchen area where a stainless steel refrigerator and dark cabinetry are visible. The room has light-colored tiled flooring, white walls with baseboards, and a ceiling fan with a warm-toned light fixture. Several electrical outlets are visible on the walls.

11734462 © Miami MLS® 2025



Unit Type	# Units	Average SF	Rental Range	CURRENT			POTENTIAL		
				Average Rent	Average Rent / SF	Monthly Income	Average Rent	Average Rent / SF	Monthly Income
Retail 2266 SW 8th St	1	1,300	\$7,366 - \$7,366	\$7,366	\$5.67	\$7,366	\$7,366	\$5.67	\$7,366
Retail 2268 SW 8th St	1	1,300	\$7,366 - \$7,366	\$7,366	\$5.67	\$7,366	\$7,366	\$5.67	\$7,366
1 Bed 1 Bath	4	783	\$1,900 - \$2,100	\$2,034	\$2.60	\$8,137	\$2,100	\$2.68	\$8,400
2 Bed 1 Bath	2	783	\$2,400 - \$2,600	\$2,500	\$3.19	\$5,000	\$2,600	\$3.32	\$5,200
Totals/Weighted Avg.	8	912		\$3,484	\$3.82	\$27,869	\$3,542	\$3.88	\$28,332
Gross Annualized Rents				\$334,428			\$339,984		

Unit	Unit Type	SF	Current Rent/Month	Current Rent/ SF / Month	Potential Rent/ Month	Potential Rent/ SF / Month
2266	Retail	1,300	\$7,366	\$5.67	\$7,366	\$5.67
2268	Retail	1,300	\$7,366	\$5.67	\$7,366	\$5.67
1	1 Bed 1 Bath	783	\$1,900	\$2.43	\$2,100	\$2.68
2	1 Bed 1 Bath	783	\$2,100	\$2.68	\$2,100	\$2.68
3	1 Bed 1 Bath	783	\$2,070	\$2.64	\$2,100	\$2.68
4	1 Bed 1 Bath	783	\$2,067	\$2.64	\$2,100	\$2.68
5	2 Bed 1 Bath	783	\$2,600	\$3.32	\$2,600	\$3.32
6	2 Bed 1 Bath	783	\$2,400	\$3.07	\$2,600	\$3.32
Total		7,298	\$27,869	\$3.82	\$28,332	\$3.88



Income	Current		Year 1		Per Unit	Per SF
Gross Potential Rent	339,984		339,984		42,498	46.59
Loss / Gain to Lease	(5,556)	1.6%	0		0	0.00
Gross Current Rent	334,428		339,984		42,498	46.59
Physical Vacancy	(10,033)	3.0%	(10,200)	3.0%	(1,275)	(1.40)
Total Vacancy	(\$10,033)	3.0%	(\$10,200)	3.0%	(\$1,275)	(\$1)
Effective Gross Income	324,395		329,784		41,223	45.19
Other Income						
Trash Reimbursement by Retail Tenant	3,454		3,454		432	0.47
Total Other Income	\$3,454		\$3,454		\$432	\$0.47
Effective Gross Income	\$327,849		\$333,238		\$41,655	\$45.66
Expenses	Current		Year 1		Per Unit	Per SF
NEW PROPERTY TAXES UPON SALE	56,229		56,229	Estimate	7,029	7.70
Insurance	18,328		18,328	Actual	2,291	2.51
Utilities - Electric	1,581		1,581	Actual	198	0.22
Utilities - Water & Sewer	1,057		1,057	Actual	132	0.14
Trash Removal	3,454		3,454	Actual	432	0.47
Repairs & Maintenance	3,000		3,000	Estimate	375	0.41
City and County Licenses and Permits	1,000		1,000	Estimate	125	0.14
Operating Reserves	1,500		1,500	Estimate	188	0.21
Management Fee	9,835	3.0%	9,997	3.0% Estimate	1,250	1.37
Total Expenses	\$95,984		\$96,146		\$12,018	\$13.17
Expenses as % of EGI	29.3%		28.9%			
Net Operating Income	\$231,865		\$237,092		\$29,637	\$32.49

Notes

1. Year 1 Taxes calculated using Miami-Dade Tax Estimator Tool, at 75% of asset value minus 4% discount for early payment.
2. Physical vacancy, insurance, repairs & maintenance, operating reserves and management fee according to lender standards.



PRICE	\$4,180,000
Number of Units	8
Price Per SqFt	\$572.76
Rentable SqFt	7,298
Lot Size	0.25 Acres
Built/Renovated	1945/2017

RETURNS	Current	Year 1
CAP Rate	5.55%	5.67%
GRM	12.50	12.29
Cash-on-Cash	2.78%	3.10%
Debt Coverage Ratio	1.25	1.28

FINANCING	NEW LOAN
Interest Rate	6.25%
Amortization Period	30 Years
Months of Interest Only	0 Months
Annual Loan Constant	7.39%
Loan Term	10 Years
Loan to Value	60%
Loan Amount	\$2,508,000
Down Payment	\$1,672,000

**PROPERTY APPRAISER OF MIAMI-DADE COUNTY****Property Tax Estimate**

Generated on 10/27/2025 5:42:48 PM

Summary of the Estimated Values

Market Value	\$2,926,000
Transfer of Homestead Assessment Difference (Portability Not Applicable)	\$0

Estimated Ad Valorem Taxes

Taxing Authority	Applicable Exemptions	Taxable Values	Estimated Taxes
County	\$0	\$2,926,000	\$15,426.75
Miami	\$0	\$2,926,000	\$20,881.11
Miami Debt	\$0	\$2,926,000	\$742.03
School Board	\$0	\$2,926,000	\$19,408.16
F.I.N.D.	\$0	\$2,926,000	\$84.27
The Children's Trust	\$0	\$2,926,000	\$1,357.08
Okeechobee Basin	\$0	\$2,926,000	\$300.21
Everglades CP	\$0	\$2,926,000	\$95.68
S.F.W.M. District	\$0	\$2,926,000	\$277.38
Total Estimated Ad Valorem charges based on the Market Value entered of \$2,926,000 without Homestead Exemption located in with a millage rate of 20.0180 per thousand.			\$58,572.67

Non-Ad Valorem Assessments

The **Folio** (If entered) does not have Non-Ad Valorem taxes for the 2025 Tax Roll Year. Please ensure the folio number is correctly entered. Note, not all folios have Non-Ad valorem taxes levied every year. This does not indicate the folio will not have Non-Ad valorem taxes for the subsequent year.

Total Ad Valorem Taxes and Non-Ad Valorem Assessments**\$58,572.67**



Folio	01-4110-014-0160
Property Address	2268 SW 8 ST MIAMI, FL 33135-4914
Owner	2268 CALLE OCHO LLC
Mailing Address	PO BOX 142063 CORAL GABLES, FL 33114
Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	1211 MIXED USE-STORE/RESIDENTIAL : RETAIL OUTLET
Beds / Baths /Half	8 / 6 / 0
Floors	2
Living Units	6
Actual Area	8,739 Sq.Ft
Living Area	8,739 Sq.Ft
Adjusted Area	7,303 Sq.Ft
Lot Size	5,085 Sq.Ft
Year Built	Multiple (See Building Info.)



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,100,231	\$1,032,900	\$939,000
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,100,231	\$1,133,500	\$939,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,100,231	\$1,032,900	\$939,000
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,100,231	\$1,032,900	\$939,000

SPECIFIC TO T6 ZONING

	T3 SUB-URBAN			T4 URBAN GENERAL			T5 URBAN CENTER			T6 URBAN CORE			C CIVIC			D DISTRICTS		
	R	L	O	R	L	O	R	L	O	R	L	O	CS	CI	CI-HD	D1	D2	D3
DENSITY (UNITS PER ACRE)	9	9	18	36	36	36	65	65	65	150*	150*	150*	N/A	AZ**	150*	36	N/A	N/A
RESIDENTIAL																		
SINGLE FAMILY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R						
COMMUNITY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R			R			
ANCILLARY UNIT		R		R	R	R												
TWO FAMILY RESIDENCE			R	R	R	R	R	R	R	R	R	R						
MULTI FAMILY HOUSING				R	R	R	R	R	R	R	R	R			R			
DORMITORY				E	E		R	R		R	R	R		E	R			
HOME OFFICE	R	R	R	R	R	R	R	R	R	R	R	R						
LIVE - WORK				R	R		R	R		R	R	R			R			
WORK - LIVE															R			
LODGING																		
BED & BREAKFAST				W	R	R	E	R	R	E	R	R			R	R		
INN						R		R	R	E	R	R			R	R		
HOTEL								R	R		R	R			R			
OFFICE																		
OFFICE					R	R		R	R		R	R		E	R	R	R	W
COMMERCIAL																		
AUTO-RELATED COMMERCIAL ESTAB.									W		W	W				R	R	
ENTERTAINMENT ESTABLISHMENT						R		W	R		R	R				R	R	
ENTERTAINMENT ESTAB. - ADULT																		
FOOD SERVICE ESTABLISHMENT					R	R		R	R	W	R	R	W	E	R	R	R	W
ALCOHOL BEVERAGE SERVICE ESTAB.					E	E		E	E		E	E			E	E	E	E
GENERAL COMMERCIAL					R	R		R	R	W	R	R	E	E	R	R	R	W
MARINE RELATED COMMERCIAL ESTAB.								W	W		W	W	E			R	R	R
OPEN AIR RETAIL								W	W		W	W	W	E	R	R	R	W
PLACE OF ASSEMBLY								R	R	E	R	R		E	E	R	R	W
RECREATIONAL ESTABLISHMENT								R	R		R	R		E	R	R	R	W
CIVIC																		
COMMUNITY FACILITY					W	W		W	W		W	W	W	E	W	R	R	
RECREATIONAL FACILITY	E	E	E	E	R	R	E	R	R	E	R	R	W	E	W	R	R	
RELIGIOUS FACILITY	E	E	E	E	R	R	E	R	R	E	R	R	W	E	R	R	R	W
REGIONAL ACTIVITY COMPLEX												E		E	E			
CIVIL SUPPORT																		
COMMUNITY SUPPORT FACILITY					W	W		W	W		W	W		E	E	R	R	W
INFRASTRUCTURE AND UTILITIES	W	W	W	W	W	W	W	W	W	W	W	W	W	E	W	W	W	W
MAJOR FACILITY														E	R	E	E	E
MARINA				E	W	W	E	W	W	E	W	W	R	E		R	R	R
PUBLIC PARKING					W	W	E	W	W	E	W	W		E	R	R	R	W
RESCUE MISSION														E	R	E	W	W
TRANSIT FACILITIES					W	W	E	W	W	E	W	W		E	R	R	R	W
EDUCATIONAL																		
CHILDCARE				E	W	W	E	W	W	W	W	W	E	E	R	E		
COLLEGE / UNIVERSITY								W	W		W	W		E	R	E		
ELEMENTARY SCHOOL	E	E	E	E	E	E	E	W	W	E	W	W		E	R	E		
LEARNING CENTER					E	E			R		R	R	E	E	R	E		
MIDDLE / HIGH SCHOOL	E	E	E	E	E	E	E	W	W	E	W	W		E	R	E		
PRE-SCHOOL	E	E	E	E	E	E	E	R	R	E	R	R		E	R	E		
RESEARCH FACILITY					R	R		R	R		R	R		E	R	R	R	W
SPECIAL TRAINING / VOCATIONAL						E		W	W		W	W		E	R	R	R	W
INDUSTRIAL																		
AUTO-RELATED INDUSTRIAL ESTBL.																R	R	W
MANUFACTURING AND PROCESSING																R	R	W
MARINE RELATED INDUSTRIAL ESTBL.																R	R	R
PRODUCTS AND SERVICES																R	R	W
STORAGE/DISTRIBUTION FACILITY																R	R	W

R Allowed By Right

W Allowed By Warrant: Administrative Process - CRC (Coordinated Review Committee)

E Allowed By Exception: Public Hearing - granted by PZAB (Planning, Zoning & Appeals Board)

Boxes with no designation signify Use prohibited.

Uses may be further modified by Supplemental Regulations, State Regulations, or other provisions of this Code. See City Code Chapter 4 for regulations related to Alcohol Beverage Service Estab.

* Additional densities in some T6 zones are illustrated in Diagram 9.

** AZ: Density of lowest Abutting Zone

IV.8

Specific to T6 Zones

BUILDING DISPOSITION

Building disposition describes where the building sits in relation to the lot or parcel. The following are the specific regulations that apply to building disposition in a T6 zone. The diagrams below explain building setback requirements specific to each T6 zone. These regulations ensure that transitions occur between transects—creating a natural separation between buildings of incrementing capacity.

T6-8 ZONE BUILDING DISPOSITION

LOT OCCUPATION

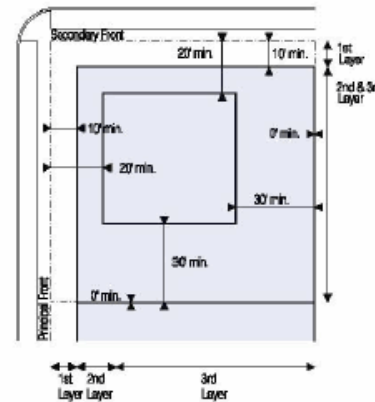
a. Lot Area	5000 sq.ft. min.; 40,000 sq ft. max
b. Lot Width	50 ft. min
c. Lot Coverage	80% max.
1-8 stories	15,000 sq. ft. max. floor plate for Residential & Lodging
Above 8 story	30,000 sq. ft. max. floor plate for Office & Commercial
d. Floor Lot Ratio (FLR)	5/ 25% additional Public Benefit
e. Frontage at front setback	70% min.
f. Open space Requirements	10% lot area min.
g. Density	150 du/acre max.

BUILDING SETBACK

a. Principal Front	10 ft. min.
b. Secondary Front	10 ft. min.
c. Side	0 ft. or 30 ft. min. above 8th story
d. Rear	0 ft. or 30 ft. min. above 8th story
e. Abutting T5	0 ft. min. 1st through 5th story 10 ft. min. 6th through 8th story 30 ft. min. above 8th story
Abutting T4	6 ft. min. 1st through 5th story 26 ft. min. above 5th story
Abutting T3	6 ft. min. 1st through 3rd story 26 ft. min. 4th through 5th story 46 ft. min. above 5th story
f. Across street from T3	10 ft. 1st through 3rd story Principal front 20 ft. min. above 3rd Secondary front story

Note: This Building Placement applies to all T6 Zones.

BUILDING PLACEMENT





COMPASS
COMMERCIAL

Exclusively Listed by: The Porosoff Group

Javier Ubeda
(LEAD)

CRE Advisor
javier@porosoff.com
305.766.1864

Alessandro Lima
(LEAD)

CRE Advisor
alima@porosoff.com
305.281.4469

Arthur Porosoff
(LEAD)

CRE Advisor
art@porosoff.com
305.733.6066

Barbara Montero

CRE Advisor
barbara@porosoff.com
954.404.2829

Almog Strikowski

CRE Advisor
almog@porosoff.com
818.665.9929

Ross Burch

CRE Advisor
ross@porosoff.com
305.747.4767

Logan Rice

CRE Advisor
logan@porosoff.com
727.403.0321

Utku Taner

Marketing Director
utku@porosoff.com

Lu Li

Transaction Coordinator
lu@porosoff.com

WWW.POROSOFF.COM