

HIGH-TRAFFIC RETAIL STOREFRONT

OWNER FINANCING AVAILABLE

5222 NW 7TH AVE. MIAMI, FLORIDA 33127



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EXECUTIVE SUMMARY

PURCHASE PRICE

\$1,650,000

APN

01-3123-006-0140

OF EXISTING BUILDINGS

1

PROPERTY ADDRESS

5222 NW 7 AVE
Miami, Florida 33127

PRODUCT TYPE

Plant/Cleaners

BUILDING SF

4,723 SF

YEAR BUILT / RENOVATED

2023

SUBTYPE

Retail/Showroom

PRICE PER SF ON BUILDING

\$349.35

SUB-MARKET

Model City

INVESTMENT TYPE

Owner-User

LAND

9,548 SF

ZONING

T5-0 / T6-8

PRICE PER SF ON LAND

\$172.81

5222 NW 7th Ave.
Miami, Florida 33127



PROPERTY OVERVIEW

Located on a high traffic corridor within proximity of Wynwood, Design District, Allapattah & Little River



5222 NW 7TH AVE OVERVIEW

Located on Miami's NW 7th Avenue, with an impressive annual average daily traffic volume of 30,500 vehicles, this site is particularly well situated for uses that benefit from high visibility. The building's versatile layout lends itself to function efficiently both as a single occupant space as well as demised for multiple tenancies.

Recent improvements include impact windows, a new roof, updated plumbing, along with other structural improvements. Currently operating as a perc-free dry-

cleaning plant and retail laundry, a new lint interceptor has been installed. The building now operates on a 3-phase electrical/600 amp service. The 40-year certification has been completed. This opportunity is inclusive of the real estate and the business. The property can be delivered empty or with the cash flowing business at no additional cost.

KEY PROPERTY HIGHLIGHTS

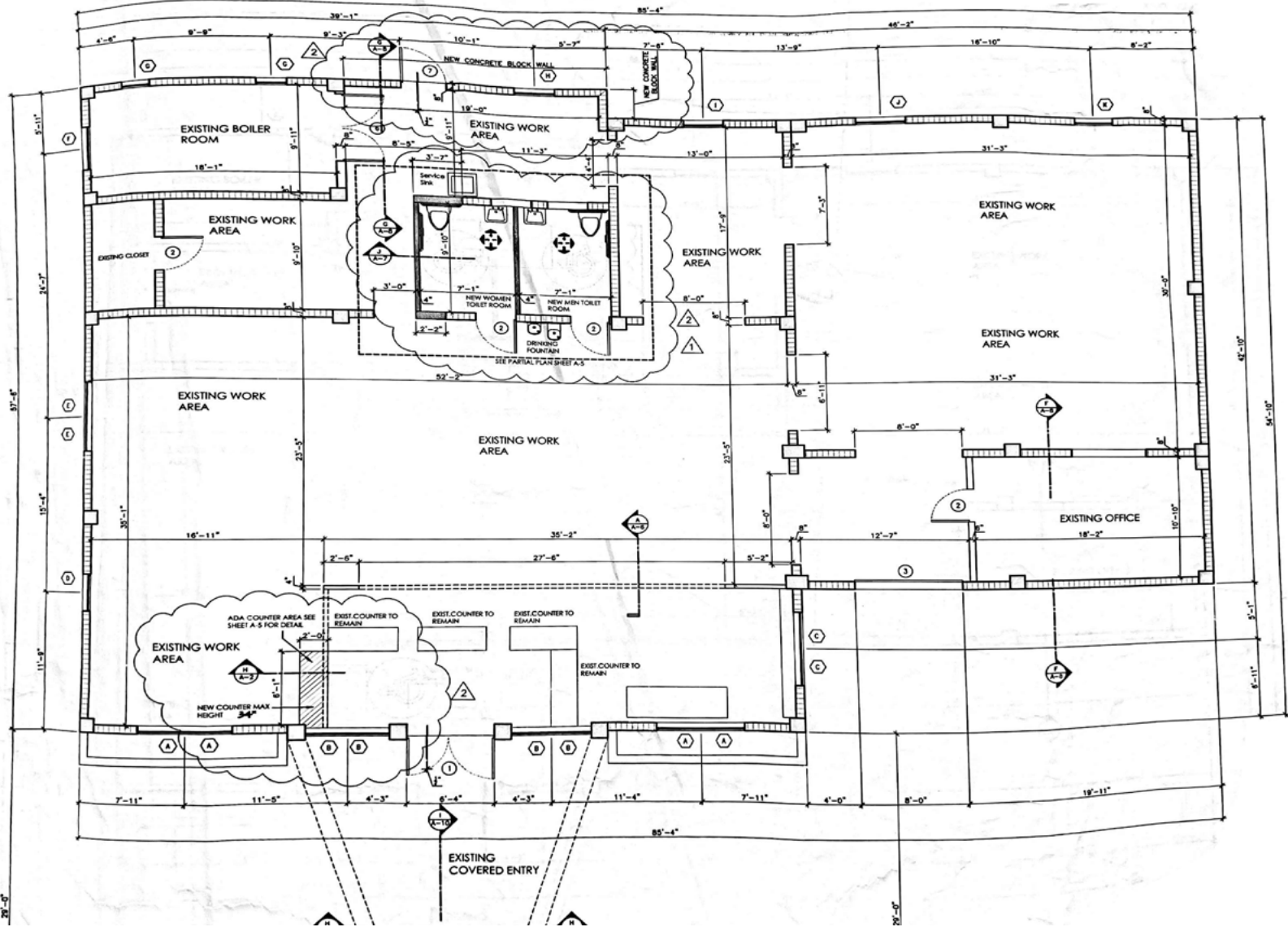
- / Recently renovated
- / AADT: 30,500 Vehicles
- / Zoned T5-0 & T6-8
- / Opportunity Zone
- / Suitable for investors and end users alike
- / Proximity to the Design District, Midtown and Wynwood and Allapattah



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SITE PLAN



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INTERIOR PHOTO



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AERIAL



NW 7th Ave

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NORTH AERIAL



NW 54th St

NW 7th Ave

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Design District

Wynwood

Allapattah



NW 7th Ave



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