



1910 SW 1st St., MIAMI, FL 33135
8,250 SQFT FREE STANDING RETAIL

POROSOFF

*1910 SW 1st St
Miami, FL 33135*



COMPASS
COMMERCIAL

The Porosoff Group

Javier Ubeda

CRE Advisor
javier@porosoff.com
305.766.1864

Alessandro Lima

CRE Advisor
alima@porosoff.com
305.281.4489

Arthur Porosoff

CRE Advisor
art@porosoff.com
305.733.6066

Justin Natalizio

CRE Advisor
justin@porosoff.com
917.685.6988

Hunter Halten

CRE Advisor
hunter@porosoff.com
305.979.9078

Ross Burch

CRE Advisor
ross@porosoff.com
305.747.4767

Mauricio Magana

CRE Advisor
mauricio@porosoff.com
305.302.0528

Almog Strikowski

CRE Advisor
almog@porosoff.com
818.665.9929

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.POROSSOFF.COM



1
PARCEL



T6-8-O
ZONING



8,250
BUILDING SIZE (SF)



12,500
LOT SIZE (SF)



\$7,000/MO.
CURRENT INCOME



10+
DEDICATED SPACES



2,750,000

ASKING PRICE



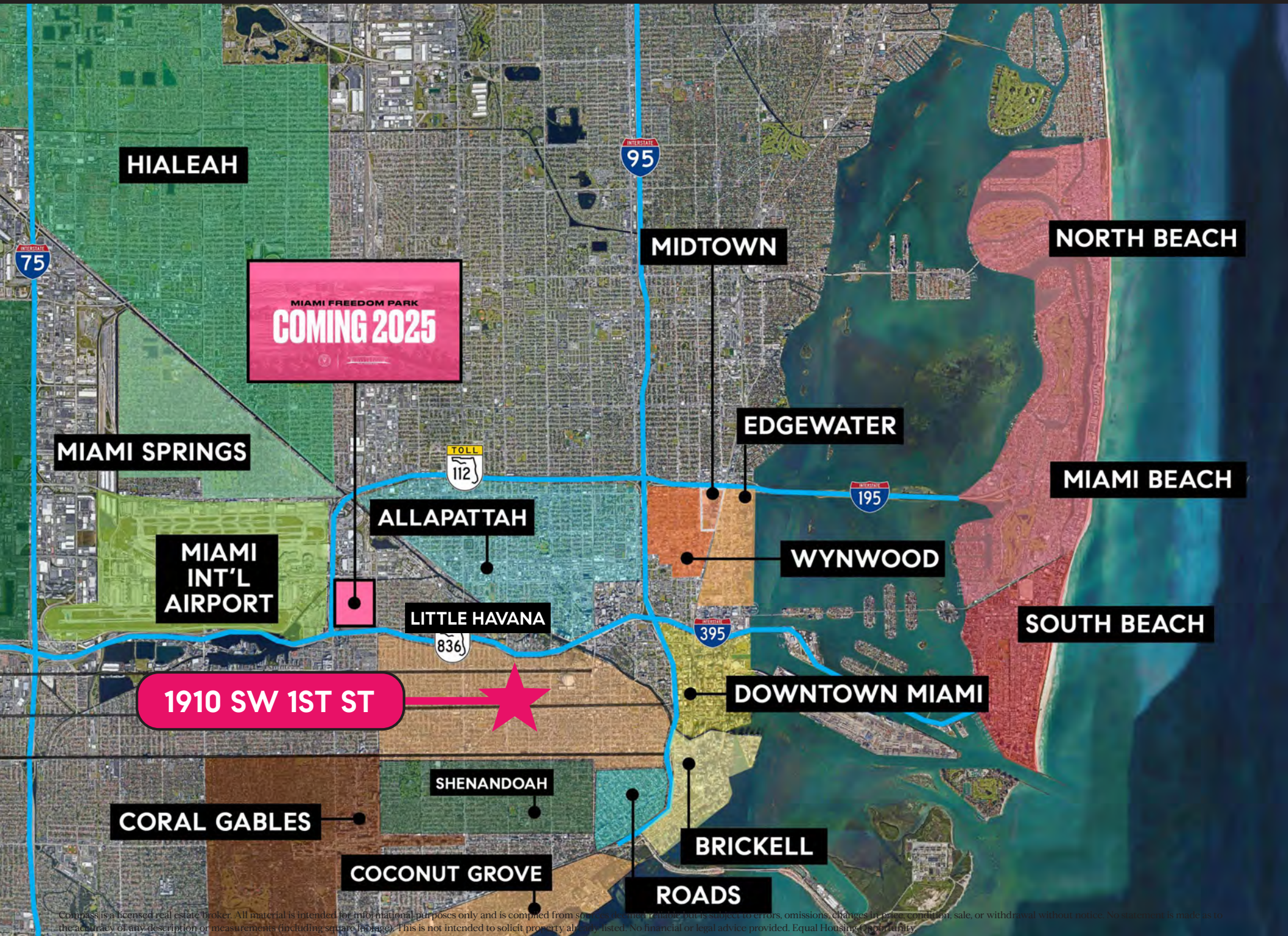
THE OFFERING

| | |
|---------------------|----------------------------------|
| Property Type | Retail |
| Address | 1910 SW 1st St., Miami, FL 33135 |
| Folio # | 01-4103-014-2860 |
| Zoning | T6-8-O |
| | |
| ASKING PRICE | \$2,750,000 |
| Building SF | 8,250 SF |
| Lot Size (SF) | 12,500 SF |
| Lot Size (Acre) | 0.29 |
| Typers of Ownership | Fee Simple |
| Grease Trap | YES |
| Live Local Eligible | YES |
| 40 Year Cert. Due | 2026 |

Property Overview

1910 SW 1st Street offers a rare opportunity to acquire a versatile 8,250 square foot commercial building on a 12,500 square foot lot in the heart of Miami. Currently leased on a month-to-month basis for \$7,000 per month NNN, the property presents immediate income with flexibility for future use. With over 12 on-site parking spaces, the building is ideal for an owner-user and perfectly suited for a variety of businesses including a supermarket, ghost kitchen, retail, office, or medical use. This is an excellent location for entrepreneurs or investors looking to establish or expand their presence in a high-demand market.





- Prime owner-user opportunity in the heart of Miami. This versatile commercial property offers strong fundamentals and flexible use potential.
- Building Size: 8,250 SF
- Lot Size: 12,500 SF
- Zoning: T6-8-O
- Current Income: \$7,000/month (Month to Month | \$84,000/Annually)
- Lease Flexibility: Month-to-Month lease allow repositioning or owner occupancy
- Ideal Uses: Supermarket, ghost kitchen, retail, office, or medical
- Parking: Over 10 dedicated spaces



| ENTIRE PROPERTY (8,250 SF) | CURRENT | PRO-FORMA |
|----------------------------|-----------|-----------|
| Monthly Rent | \$7,000 | \$15,125 |
| Price Per Sqft | \$10 | \$22 |
| Annual Total | \$84,000 | \$181,500 |
| Expenses | | |
| Property Taxes | Tenant | Tenant |
| Insurance | Tenant | Tenant |
| Electricity | Tenant | Tenant |
| Trash Collection | Tenant | Tenant |
| Water & Sewer | Tenant | Tenant |
| Total | NNN Lease | NNN Lease |
| NOI | | |
| | | \$181,500 |
| CAP RATE | 3% | 6.6% |



Re-Development Potential

- Lot Size: 12,500 Sq Ft
- Zoning: T6-8-O
- Potential to build 37,500 SF
- Allowed Uses: Multifamily, Hospitality, Mixed-Use, Office, Retail
- **As-of-right buildable apartment units: 43**
- Frontage on SW 1st St and SW 19th Ave
- Ability to go up 8 stories (12 stories with variances)

Total Land

12,500 SF

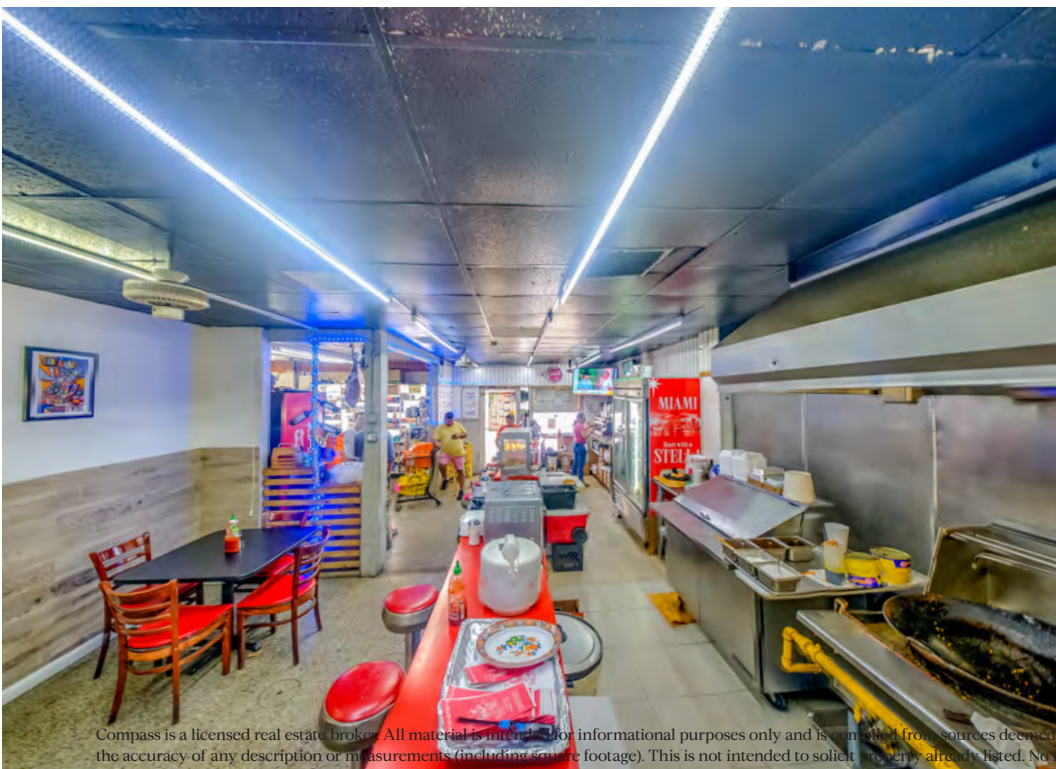
**LIVE
LOCAL
ELIGIBLE**



DOWNTOWN MIAMI

BRICKELL







**SW 19TH AVE****SW 1ST ST**



| | 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 | | | | R | | |
| LIVE - WORK | | | | R | 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 | | | | | R | R | |
| ENTERTAINMENT ESTABLISHMENT | | | | | | R | | W | R | | R | R | | | | R | R | |
| ENTERTAINMENT ESTAB. - ADULT | | | | | | | | | | | | | | | | | | |
| FOOD SERVICE ESTABLISHMENT | | | | | R | R | | R | R | W | R | R | | | | R | R | W |
| ALCOHOL BEVERAGE SERVICE ESTAB. | | | | | E | E | | E | E | E | E | E | | | E | E | E | E |
| GENERAL COMMERCIAL | | | | | R | R | | R | R | W | R | R | | E | E | 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 | W |
| PLACE OF ASSEMBLY | | | | | | | | R | R | E | R | R | | | E | E | 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 | W |
| REGIONAL ACTIVITY COMPLEX | | | | | | | | | | | | E | | E | E | | | |
| CIVIL SUPPORT | | | | | | | | | | | | | | | | | | |
| COMMUNITY SUPPORT FACILITY | | | | | W | W | | W | W | | W | W | | | E | E | R | W |
| INFRASTRUCTURE AND UTILITIES | W | W | W | W | W | W | W | W | W | W | W | W | | W | E | W | W | W |
| MAJOR FACILITY | | | | | | | | | | | | | | | E | R | E | E |
| MARINA | | | | E | W | W | E | W | W | E | W | W | | R | E | | R | R |
| PUBLIC PARKING | | | | | W | W | E | W | W | E | W | W | | | E | R | R | W |
| RESCUE MISSION | | | | | | | | | | | | | | | E | R | E | W |
| TRANSIT FACILITIES | | | | | W | W | E | W | W | E | W | W | | | E | 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 | 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 | W |
| SPECIAL TRAINING / VOCATIONAL | | | | | E | | | W | W | | W | W | | | E | 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



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.

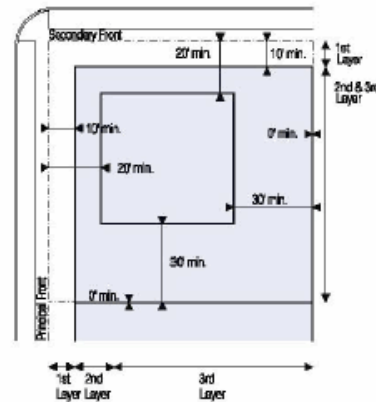
T6-8 ZONE BUILDING DISPOSITION**LOT OCCUPATION**

- | | |
|------------------------------|---|
| 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 |
| | 0 ft. min. 1st through 5th story |
| e. Abutting T5 | 10 ft. min. 6th through 8th story 30 ft. min. above 8th story |
| | 6 ft. min. 1st through 5th story |
| Abutting T4 | 26 ft. min. above 5th story |
| | 6 ft. min. 1st through 3rd story |
| Abutting T3 | 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 story |
| Secondary front | |

Note: This Building Placement applies to all T6 Zones.

BUILDING PLACEMENT

*1910 SW 1st St
Miami, FL 33135*



COMPASS
COMMERCIAL

The Porosoff Group

Javier Ubeda

CRE Advisor
javier@porosoff.com
305.766.1864

Alessandro Lima

CRE Advisor
alima@porosoff.com
305.281.4489

Arthur Porosoff

CRE Advisor
art@porosoff.com
305.733.6066

Justin Natalizio

CRE Advisor
justin@porosoff.com
917.685.6988

Hunter Halten

CRE Advisor
hunter@porosoff.com
305.979.9078

Ross Burch

CRE Advisor
ross@porosoff.com
305.747.4767

Mauricio Magana

CRE Advisor
mauricio@porosoff.com
305.302.0528

Almog Strikowski

CRE Advisor
almog@porosoff.com
818.665.9929

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