



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

POROSOFF

*1910 SW 1st St
Miami, FL 33135*



COMPASS
COMMERCIAL

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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



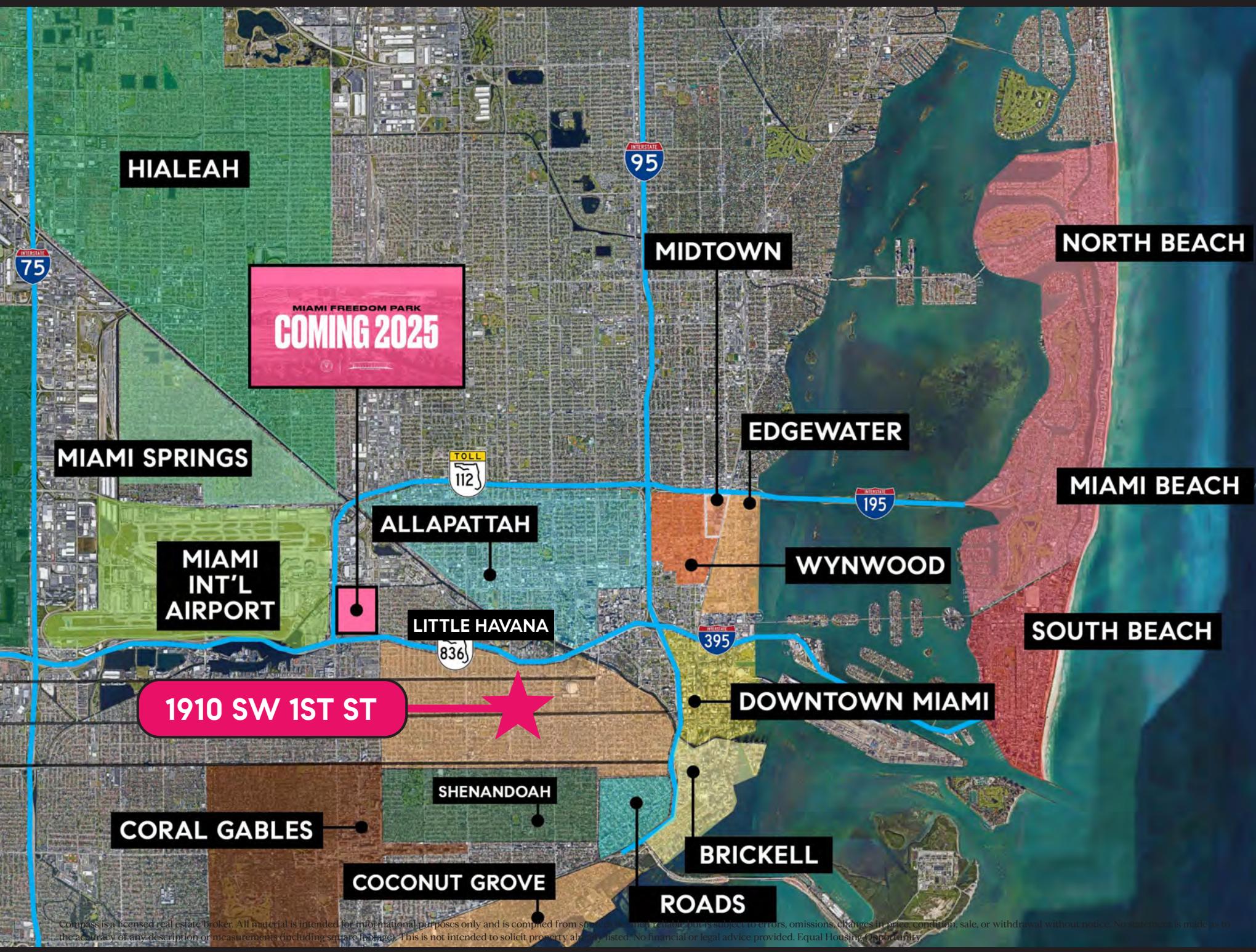
THE OFFERING

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
Type 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
<hr/>		
Expenses		
Property Taxes	Tenant	Tenant
Insurance	Tenant	Tenant
Electricity	Tenant	Tenant
Trash Collection	Tenant	Tenant
Water & Sewer	Tenant	Tenant
Total	NNN Lease	NNN Lease
<hr/>		
NOI	\$181,500	
CAP RATE	3%	6.6%



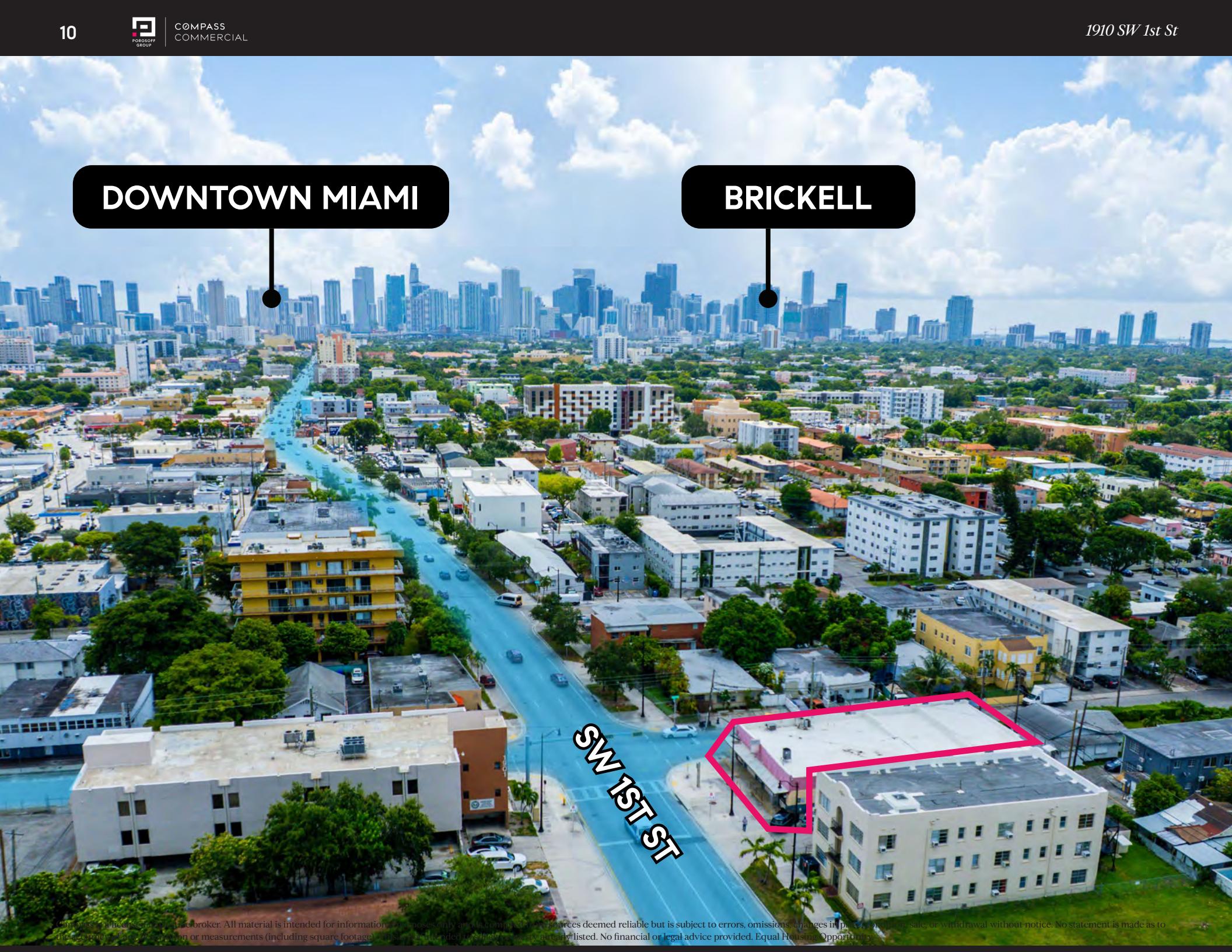
Re-Development Potential

- 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
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LIVE
LOCAL
ELIGIBLE



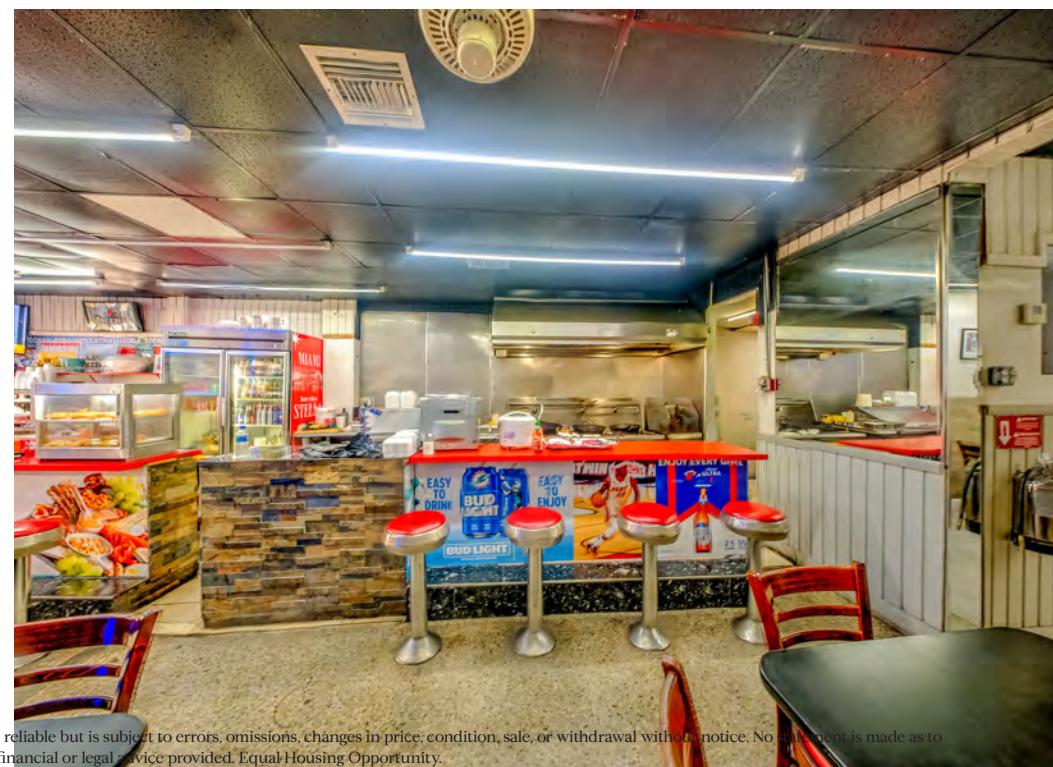
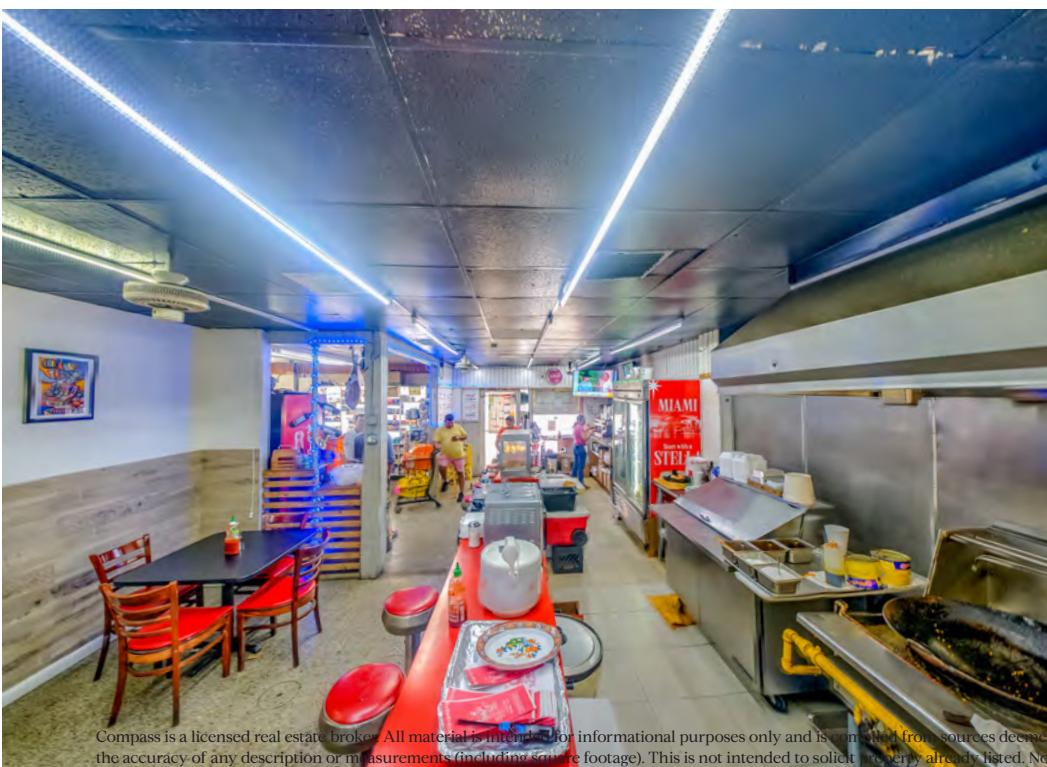


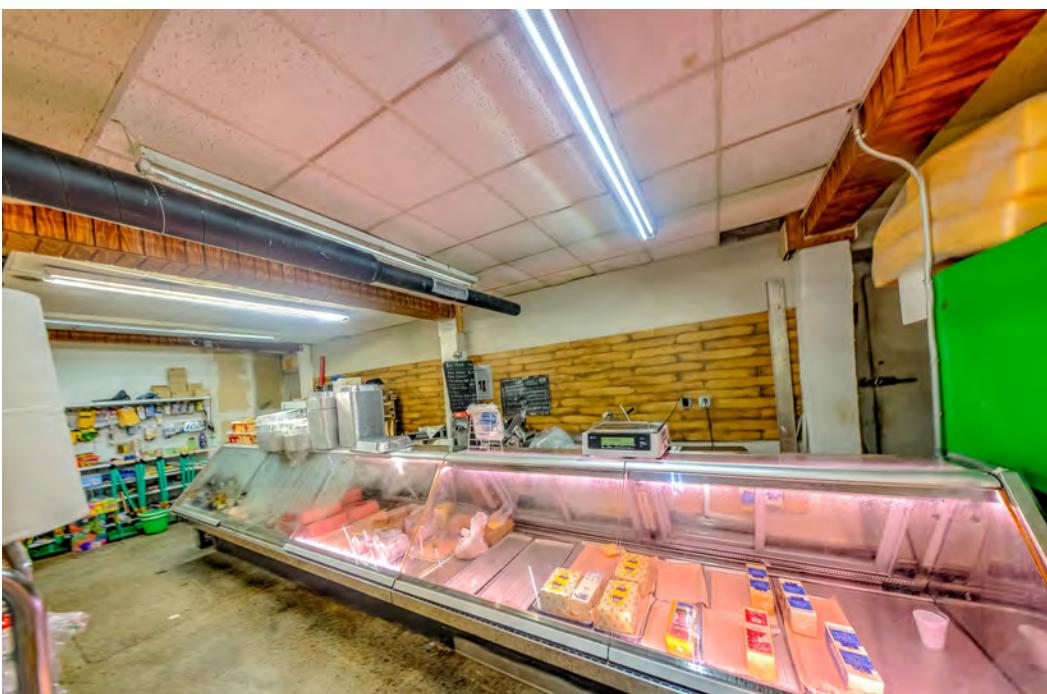
DOWNTOWN MIAMI

BRICKELL

SW 1ST ST

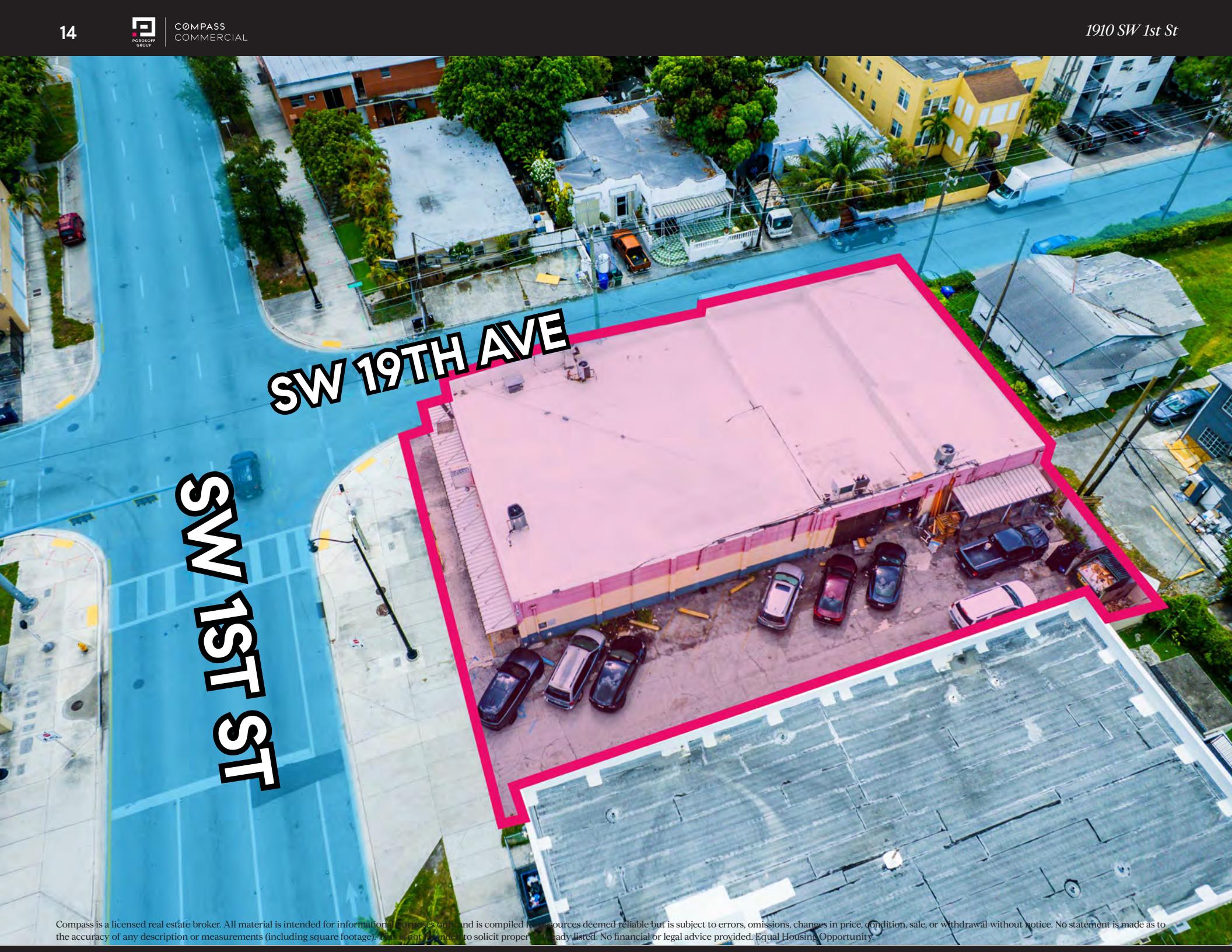






SW 19TH AVE

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			R			
DORMITORY				E	E		R	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			R			
WORK - LIVE															R			
LODGING				W	R	R				E	R	R			R		R	
BED & BREAKFAST						R			R	R	R	R			R		R	
INN										R	R	R			R		R	
HOTEL										R	R	R			R		R	
OFFICE						R	R				R	R			E	R		
OFFICE															R	R	W	
COMMERCIAL																		
AUTO-RELATED COMMERCIAL ESTAB.																R	R	
ENTERTAINMENT ESTABLISHMENT								R							R	R		
ENTERTAINMENT ESTAB. - ADULT															R			
FOOD SERVICE ESTABLISHMENT						R	R								R	R	W	
ALCOHOL BEVERAGE SERVICE ESTAB.						E	E								E	E		
GENERAL COMMERCIAL						R	R								R	R	W	
MARINE RELATED COMMERCIAL ESTAB.															R	R	R	
OPEN AIR RETAIL															R	R	W	
PLACE OF ASSEMBLY															E	E		
RECREATIONAL ESTABLISHMENT															R	R	W	
CIVIC																		
COMMUNITY FACILITY																R	R	
RECREATIONAL FACILITY																R	R	
RELIGIOUS FACILITY																R	R	W
REGIONAL ACTIVITY COMPLEX																		
CIVIL SUPPORT																		
COMMUNITY SUPPORT FACILITY																		
INFRASTRUCTURE AND UTILITIES																		
MAJOR FACILITY																		
MARINA																		
PUBLIC PARKING																		
RESCUE MISSION																		
TRANSIT FACILITIES																		
EDUCATIONAL																		
CHILDCARE																E	E	R
COLLEGE / UNIVERSITY																E		
ELEMENTARY SCHOOL																E		
LEARNING CENTER																E		
MIDDLE / HIGH SCHOOL																E		
PRE-SCHOOL																E		
RESEARCH FACILITY																E		
SPECIAL TRAINING / VOCATIONAL																E		
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 Rig

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

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

Boxed with no designation signify Use prohibited.

Boxes with no designation signify Use prohibited

Uses may be further modified by Supplemental Regulations, State Regulations, or other provisions 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

** AZ: Density of lowest Abutting Zone

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

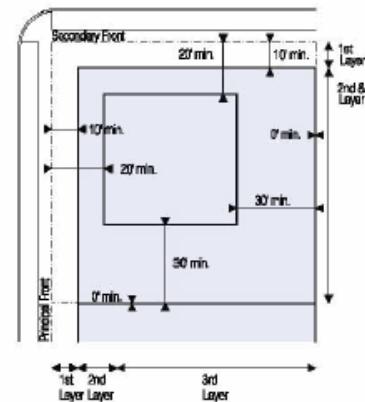
a. Lot Area	5000 sq.ft. min.; 40,000 sq. ft. max
b. Lot Width	50 ft. min
c. Lot Coverage	80% max. 15,000 sq. ft. max. floor plate for Residential & Lodging 30,000 sq. ft. max. floor plate for Office & Commercial
d. Floor Lot Ratio (FLR)	5/ 25% additional Public Benefit
e. Frontage at front setback	70% 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. 1rst through 5th story 10 ft. min. 6th through 8th story 30 ft. min. above 8th story
Abutting T4	6 ft. min. 1rst through 5th story 26 ft. min. above 5th story
Abutting T3	6 ft. min. 1rst through 3rd story 26 ft. min. 4th through 5th story 46 ft. min. above 5th story
f. Across street from T3	10 ft. 1rst through 3rd story
Principal front	20 ft. min. above 3rd story
Secondary front	

Note: This Building Placement applies to all T6 Zones.

BUILDING PLACEMENT



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