

COIN LAUNDROMAT BUSINESS + REAL ESTATE FOR SALE

666 SW 4 STREET, HOMESTEAD, FLORIDA 33030

PRICE: \$850,000.00

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PROPERTY ADDRESS: 666 SW 4 Street
CITY, STATE, ZIP: Homestead, FL 33030
BUILDING FOLIO: 10-7813-036-0160

CONTIGUOUS VACANT LOT FOLIO:
10-7813-036-0180 (2,425 SF)

ZONING: PUD Planned Urban Neighborhood District

PERMITTED USES: Commercial, Mixed-Use,
Multifamily, Live-work, and Neighborhood Services
Uses including Coin Laundromat.



EBITDA:	\$85,746	BUILDING:	\$500,000 (\$356/SF)
GROSS REVENUE:	\$149,000	VACANT LOT:	\$ 55,000 (\$23/SF)
CAP RATE:	29.1%	BUSINESS:	\$295,000 (SINCE 2016)

A rare opportunity to acquire a ten-year full-service, coin-operated laundromat business together with its freestanding commercial building and contiguous vacant lot. The offering includes FF&E, including washers, dryers, laundry carts, and folding tables. The property is surrounded by dense workforce housing—older single-family rentals, duplexes, small multifamily buildings, and affordable housing clusters within a one-mile radius. These neighborhoods have limited in-unit laundry infrastructure, high renter concentration, and strong walk-in traffic, creating ideal conditions for a high-performing laundromat. The immediate 0.25-mile radius contains the highest concentration of renter-occupied units in the Lincoln Park area, generating consistent weekly laundry demand. Centrally positioned within Homestead's workforce housing corridor, the site is an exceptional candidate for a modern, expanded laundromat redevelopment.

The two parcels together offer meaningful redevelopment and expansion potential. The operating laundromat is 1,404 SF and sits on a 4,064 SF improved commercial lot, while the contiguous vacant parcel adds 2,425 SF, for a combined 6,489 SF (0.15 acres). Both parcels are zoned PUN (Planned Urban Neighborhood District, City of Homestead), a flexible designation that permits redevelopment of the site and expansion or modification of the existing commercial structure—supporting increased building capacity, improved site functionality, and enhanced long-term utilization of the assemblage.

- **Turnkey Income Producing**
- **Includes Business & Real Estate**
- **Redevelopment or expansion Upside**
- **Ideal Demographics**



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No warranties or representations, expressed or implied, are made as to the accuracy of the information provided. Prospective buyers must conduct their own due diligence.