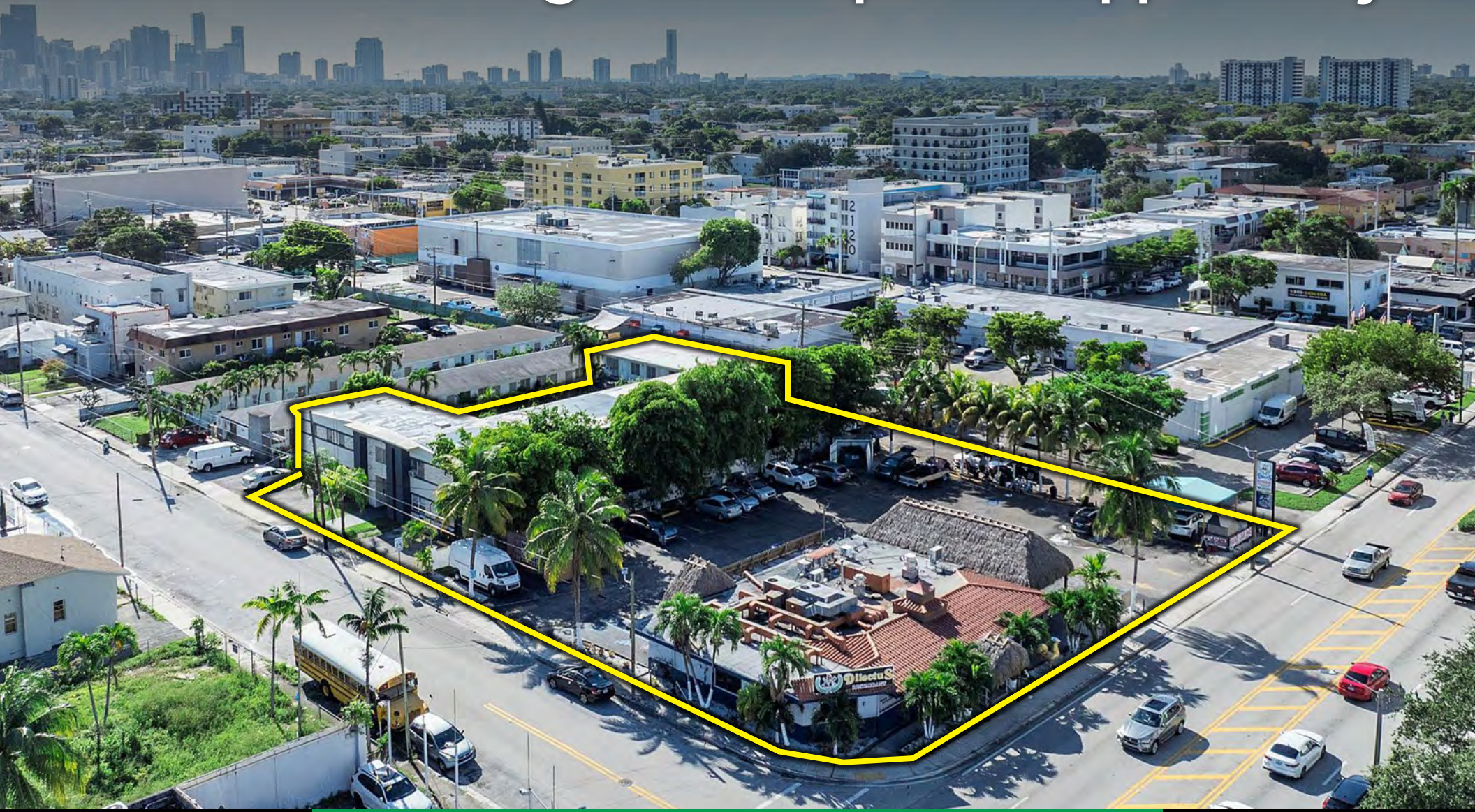


# LITTLE HAVANA

45 NW 22nd Ave - 2170 NW Flagler Terr, Miami, Florida 33125

## FOR SALE

# Income Producing Redevelopment Opportunity



# PROPERTY DETAILS

The site is currently has a 22 unit multifamily building, a leased restaurant, and an operating car wash, generating stable cash flow with value add potential. Flexible lease structures provide a buyer with both reliable near-term income and the ability to reposition or redevelop when market timing is ideal.

## Highlights

- **Seller Financing Available**
- 22 Unit 1br Multifamily
- Fully operational Restaurant and Car Wash
- Flexible leases with cancellation clauses in place
- Currently 100% occupied
- Possible up-zoning with a unity of title
- Desirable hard corner
- Easily financeable
- 18,400 Average Annual Daily Traffic Count

To get all information click below:



| Property Details        |  |
|-------------------------|--|
| ADDRESS:                | <b>45 NW 22nd Ave<br/>2170 NW Flagler Terr</b> |
| ASKING PRICE:           | <b>\$9,500,000</b>                             |
| NOI:                    | <b>Contact Agent</b>                           |
| TOTAL BUILDING SIZE:    | <b>16,239 SF ±</b>                             |
| TOTAL LOT SIZE:         | <b>40,927 SF ±</b>                             |
| ZONING:                 | <b>T6-8-L / T5-R</b>                           |
| TOTAL IN-PLACE TENANTS: | <b>25</b>                                      |
| OCCUPANCY RATE:         | <b>100.0%</b>                                  |

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2170 NW FLAGLER TERR



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