

MIAMI URBAN CORE

64 NW 54th Street Miami, Florida 33127

FOR SALE

STABILIZED INCOME ASSET

Immediate Cash Flow - Long Term Upside



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EXECUTIVE SUMMARY

ASKING PRICE

\$4,475,000

ZONING

T5-O

LOT SIZE

13,400 SF ±

BUILDING SIZE

8,300 SF ±

SUBMARKET

Buena Vista
Little Haiti

ADDRESS

64 NW 54th St
Miami, FL 33127

INVESTMENT HIGHLIGHTS

- Central Miami infill location
- Proximity to multiple high-growth districts
- Excellent vehicular and commuter access
- Modern construction (2017)
- Stabilized income with upside potential
- Safe, long-term hold in a proven growth corridor



CENTRAL MIAMI POSITION

Positioned at 64 NW 54th Street, the property sits at the intersection of Miami's most dynamic and fastest-evolving neighborhoods.

This central infill location benefits from immediate proximity to major lifestyle, creative, and mixed-use districts, placing the asset directly in the path of continued growth and demand spillover.

MIAMI DESIGN DISTRICT	~1.3 Miles
BUENA VISTA	~0.6 Miles
LITTLE HAITI	~0.8 Miles
MAGIC CITY	~1.6 Miles
LITTLE RIVER	~1.4 Miles
MIDTOWN MIAMI	~1.5 Miles
WYNWOOD	~2.0 Miles



STABILIZED LOW RISK INVESTMENT

- **Built in 2017** – relatively new construction with modern building standards
- **Very stabilized asset** with predictable cash flow, Minimal near-term capital expenditure risk compared to older vintage properties



This is a core-plus opportunity
offering stability today with upside tomorrow.

2017
Year Built

100%
Occupancy

CorePlus
Investment Type



STRONG RENTAL UPSIDE PATH OF PROVEN GROWTH

Rents in nearby submarkets—**Design District, Wynwood, Edgewater, MiMo, and Little River**—have experienced **significant upward pressure**, driven by:

- Institutional investment and redevelopment activity
- Limited new supply of comparable product
- Continued demand from creative, office, showroom, and service users

As these surrounding markets continue to mature, **64 NW 54th Street** is well-positioned to capture future rent growth, offering investors both income security and appreciation potential.

Little River Canal

West Little River

MIAMI SHORES
~3.0 Miles

LITTLE RIVER
~1.4 Miles

MIMO
~2.2 Miles

64 NW 54th St

DESIGN DISTRICT
~1.3 Miles

MIDTOWN
~1.5 Miles

WYNWOOD
~2.0 Miles

LITTLE HAVANA
~3.8 Miles

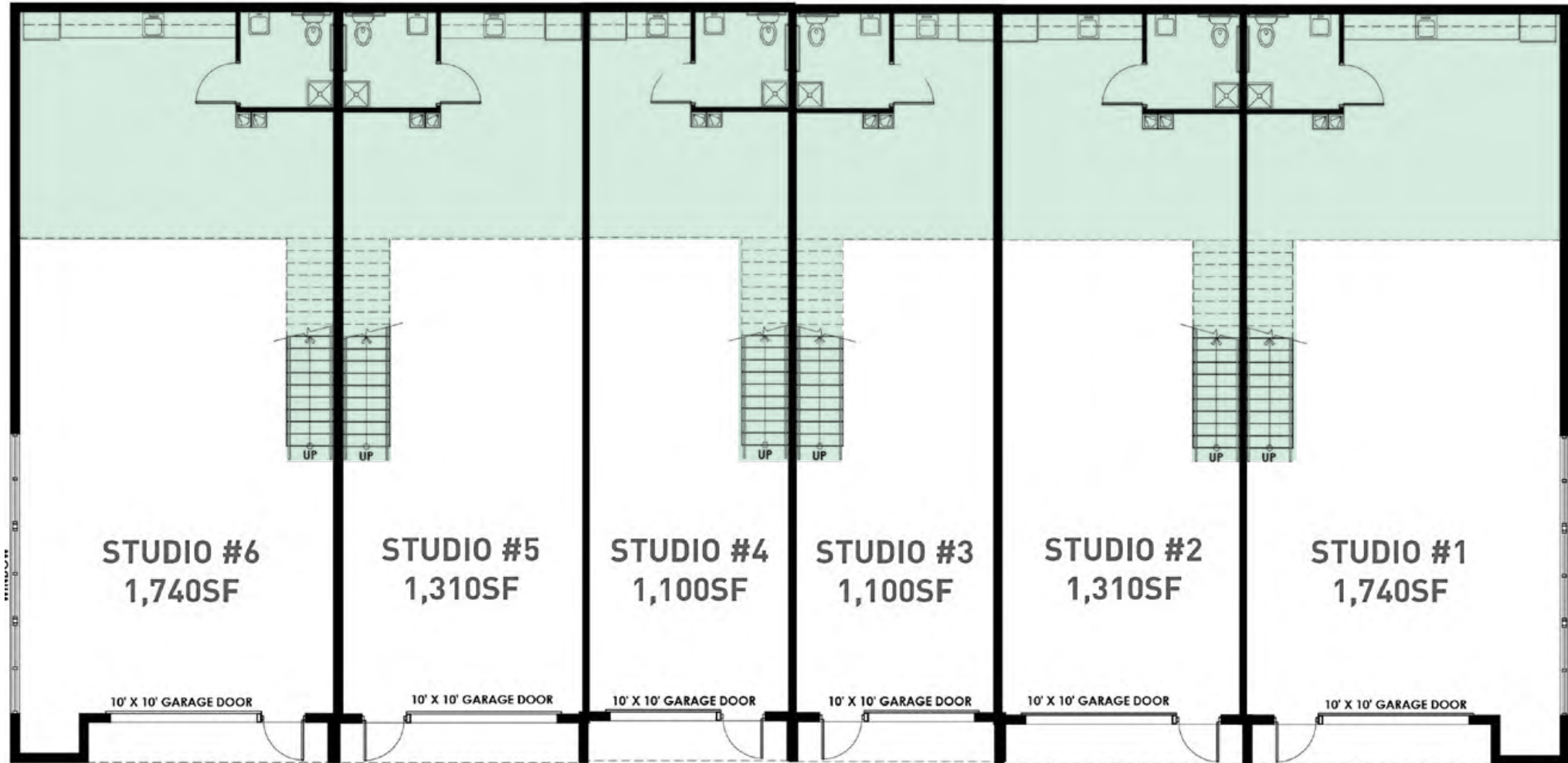
DOWNTOWN
MIAMI
~3.0 Miles

BRICKELL
~3.5 Miles

NW 54TH ST

FLOORPLAN

○ MEZZANINE



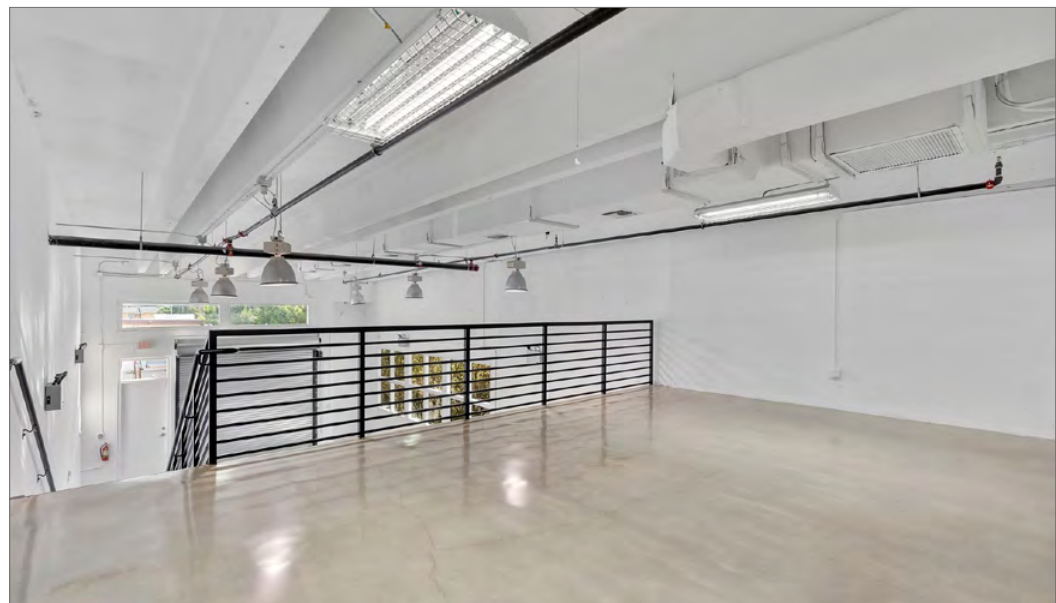
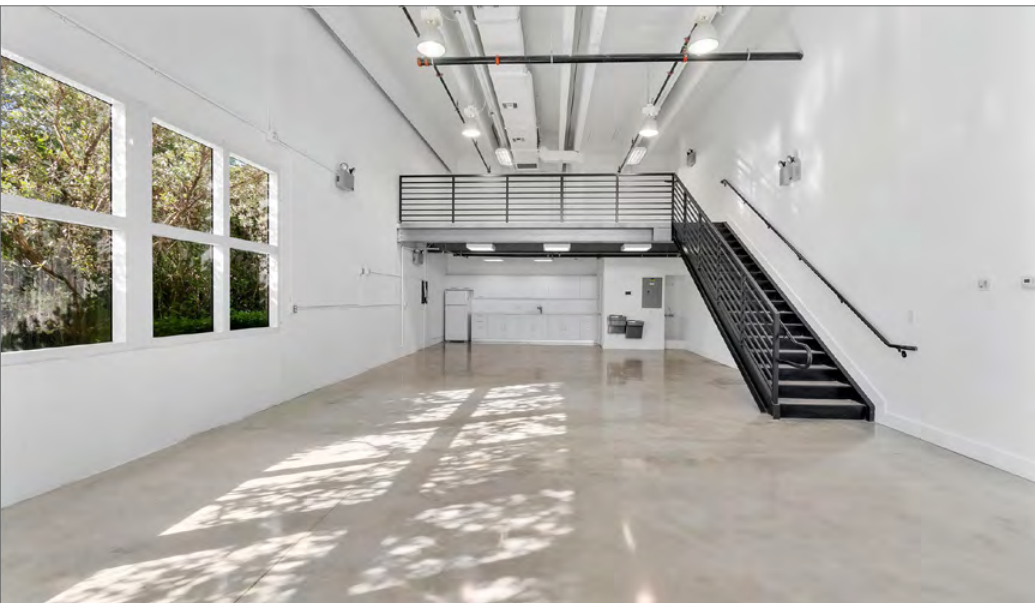


www.chariff.com
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EXTERIOR PHOTOS



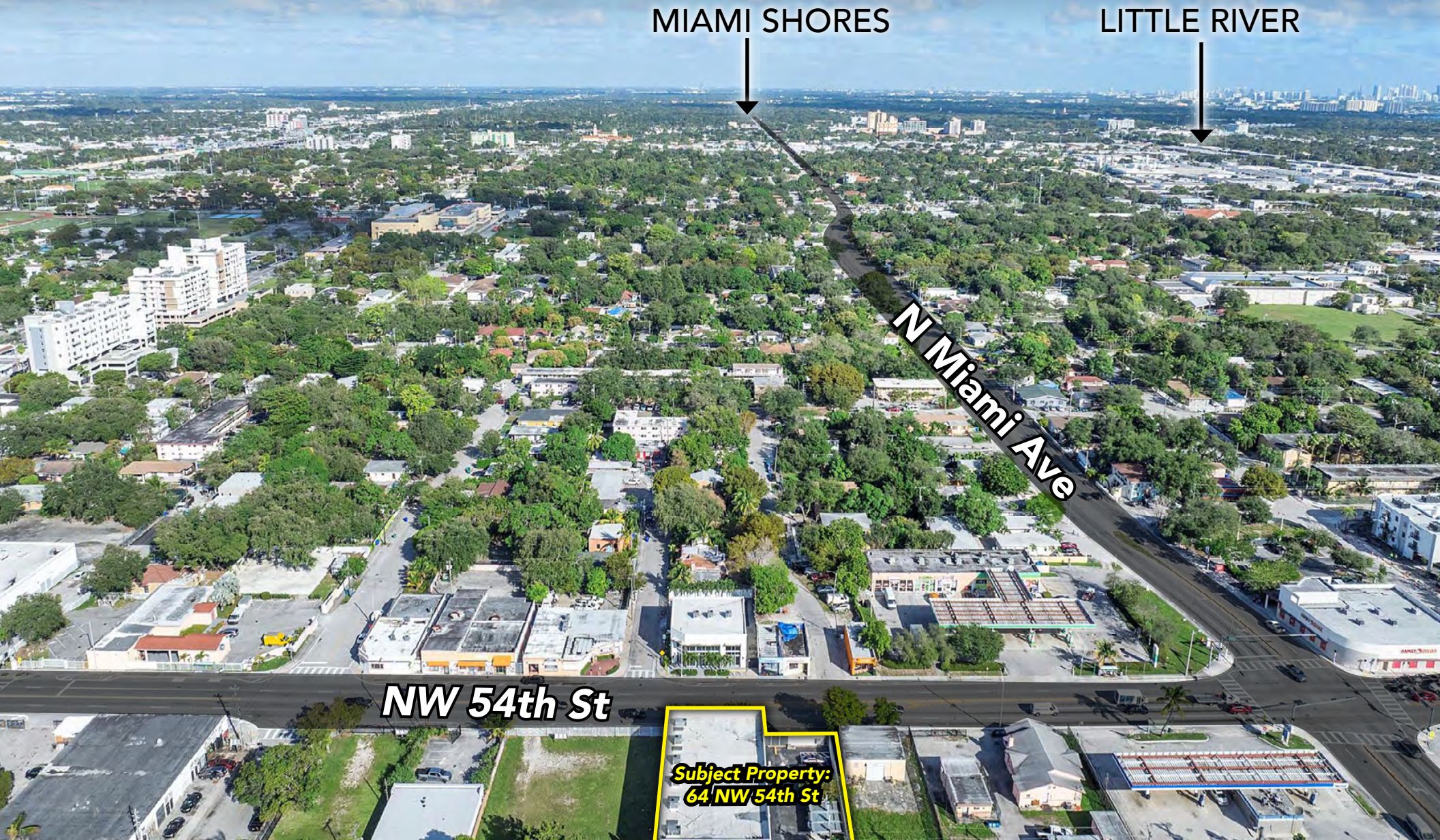
INTERIOR PHOTOS



AERIAL (EAST VIEW)



AERIAL (NORTH VIEW)



AERIAL (WEST VIEW)

MIAMI INT'L
AIRPORT

HIALEAH



I-95 Expressway
(approx. 39,000+ DTC)

NW 1st Ave

NW 54th St

**Subject Property:
64 NW 54th St**

AERIAL (SOUTH VIEW)

EDGWATER

MIAMI DESIGN
DISTRICT

DOWNTOWN
MIAMI

WYNWOOD

 **I-95 Expressway**
(approx. 39,000+ DTC)

N Miami Ave

NW 1st Ave

NW 54th St

Subject Property:
64 NW 54th St

LOCATION OVERVIEW

EXCEPTIONAL CONNECTIVITY & ACCESS

The property benefits from strong regional and local connectivity, supporting tenant accessibility and long-term demand.

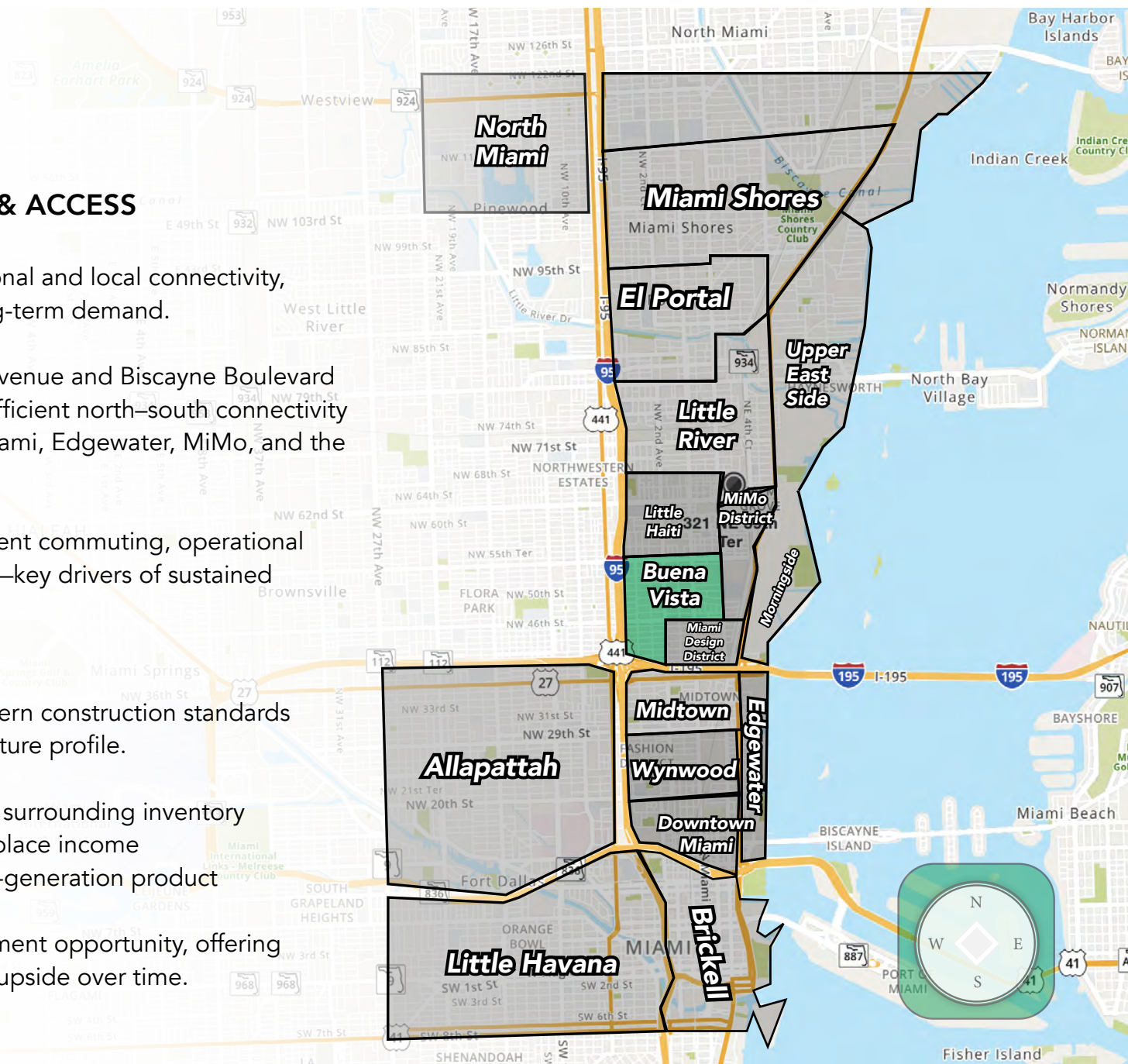
- Immediate access to North Miami Avenue and Biscayne Boulevard
- Minutes to Interstate 95, enabling efficient north-south connectivity
- Convenient access to Downtown Miami, Edgewater, MiMo, and the broader urban core

This level of accessibility supports efficient commuting, operational flexibility, and convenient client access—key drivers of sustained occupancy and rental stability.

Built in 2017, the property reflects modern construction standards and a limited near-term capital expenditure profile.

- Relatively new vintage compared to surrounding inventory
- Stabilized asset with predictable in-place income
- Reduced capex risk relative to older-generation product

The asset represents a core-plus investment opportunity, offering income stability today with embedded upside over time.





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