

CURRENT CAPITAL
Real Estate Group



FOR SALE
2028-2042 NW 22 Ave
MIAMI, FL 33142

c. Caio Martin
781.367.1454
caio@cc-reg.com

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Advisory Contact

Caio Martin
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caio@cc-reg.com



Executive Summary

Current Capital, the exclusive advisor, is pleased to present the retail/industrial property located at **2028 - 2042 NW 22nd Ave, Miami, Florida**. This unique investment opportunity in the heart of the Allapattah neighborhood.

Built in 1982 the property is comprised of a 10,920 leasable SQFT building (approximately) situated on a 19,140 square foot lot (approximately). Featuring 8 retail/flex bays. 4 of which are storefront and 4 featuring overhead door openings,

Strategically located a mere 4 miles from Downtown Miami and 5 miles from the Port of Miami, the property benefits from excellent accessibility to major thoroughfares including I-95, Florida Turnpike, 836 and 112. Miami International Airport is 2.8 miles from your doorstep.

The Allapattah neighborhood boasts a diverse population and a thriving business community. With its central location and proximity to key commercial hubs, the property at 2028-2042 NW 22nd Ave is well-positioned to capitalize on the area's economic momentum.

The site's zoning and infrastructure support a variety of commercial uses, making it an attractive option for an owner user or investors seeking a versatile asset in a growing market.

Offered below replacement cost, this asset provides a unique opportunity in a desirable market. For more information or to schedule a viewing, please contact Current Capital at your earliest convenience.

Property Highlights

Address:	2028-2042 NW 22 nd Ave, Miami, FL 33142
Asking Price:	\$3,495,000 (\$320/SF)
Building SF:	10,920 SF (approximately)
Land SF:	19,140 SF (approximately)
Lot Dimensions:	132 feet deep x 145 feet of frontage to 22 nd Ave
Parking Spaces:	23
Year Built:	1982
Zoning:	D1 District Zone Work Place
Power Supply:	1 Phase Electrical
40 Year:	2022
Roof:	Replaced in 2020
Storefront:	4 Storefront Openings replaced in 2020





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CENTRO DE ESTUDIO BIBLICO
El Area de Salvacion
Warren P. Garcia Sr.
Pastor
TEL: 305-962-9747

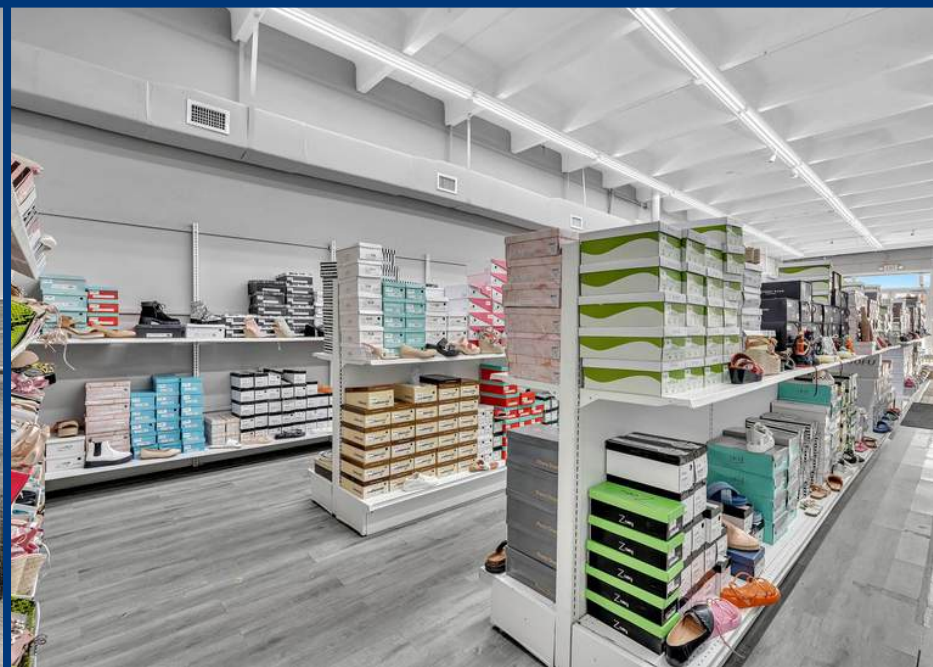
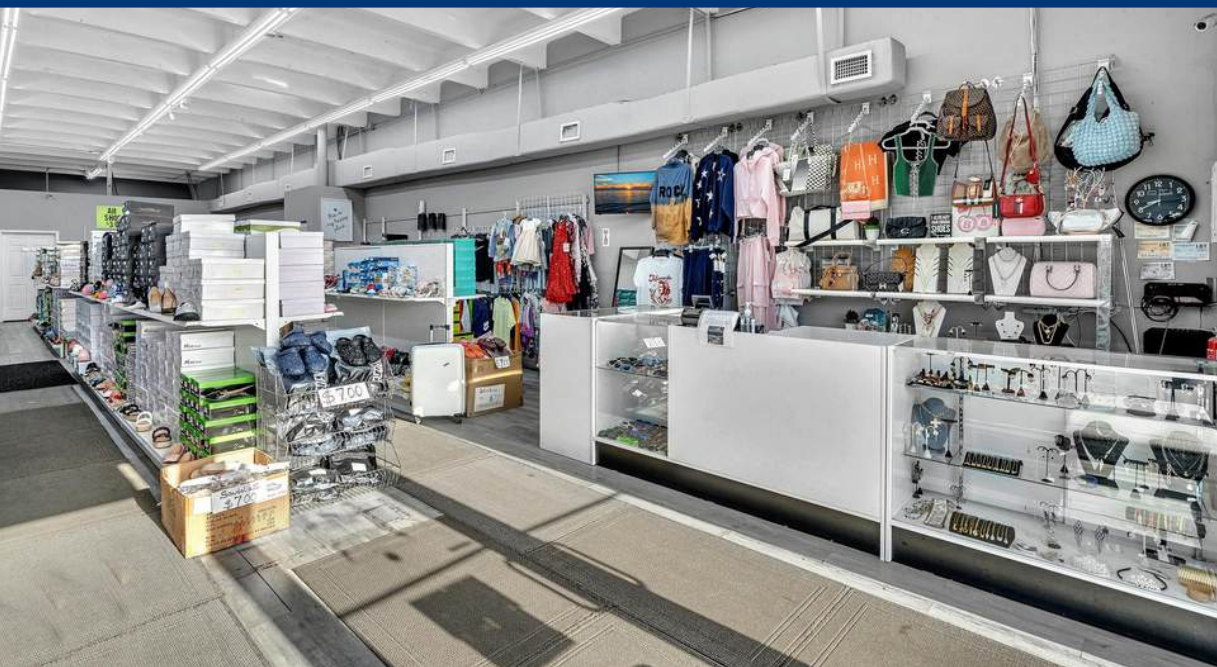
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Typical Floor Plan



Current Rent Roll

Unit Number	Tenant	Size (SF)	Occupancy Status	Lease Expiration Date	Monthly Rent	Notes
2028	Church	1,370	Occupied	MTM	\$ 1,857.00	60 Day Kick Out Clause
2030	Dentist	1,350	Occupied	MTM	\$ 2,388.00	60 Day Kick Out Clause
2032	Pawn Shop	1,380	Occupied	1/14/2027	\$ 2,060.00	60 Day Kick Out Clause
2034	LA Shoes	1,380	Occupied	MTM	\$ 1,440.00	60 Day Kick Out Clause
2036	Dollar Store	1,360	Occupied	MTM	\$ 1,857.00	60 Day Kick Out Clause
2038	Meeting Space	1,360	Occupied	2/28/2026	\$ 2,163.00	60 Day Kick Out Clause
2040	Window Tinting	1,360	Occupied	11/30/2026	\$ 2,053.00	60 Day Kick Out Clause
2042	Hair Salon	1,360	Occupied	MTM	\$ 1,980.00	60 Day Kick Out Clause
Total SQFT		10,920		Total Montly Income	\$ 15,798.00	
				Total Yearly Income	\$ 189,576.00	
				Gross Income per SF	\$ 17.36	

Proforma Rent Roll

Unit Number	Tenant	Size (SF)	Occupancy Status	Monthly Rent
2028	Pro Forma Tenant	1,370	New Lease \$	3,995.83
2030	Pro Forma Tenant	1,350	New Lease \$	3,937.50
2032	Pro Forma Tenant	1,380	New Lease \$	4,025.00
2034	Pro Forma Tenant	1,380	New Lease \$	4,025.00
2036	Pro Forma Tenant	1,360	New Lease \$	3,966.67
2038	Pro Forma Tenant	1,360	New Lease \$	3,966.67
2040	Pro Forma Tenant	1,360	New Lease \$	3,966.67
2042	Pro Forma Tenant	1,360	New Lease \$	3,966.67
Total SQFT		10,920	Total Montly Income \$	31,850.00
			Total Yearly Income \$	382,200.00
			Gross Income per SF \$	35.00

Proforma Rent Roll - NOI

Unit Number	Tenant	Size (SF)	Occupancy Status	Monthly Rent
2028	Pro Forma Tenant	1,370	New Lease	\$ 3,995.83
2030	Pro Forma Tenant	1,350	New Lease	\$ 3,937.50
2032	Pro Forma Tenant	1,380	New Lease	\$ 4,025.00
2034	Pro Forma Tenant	1,380	New Lease	\$ 4,025.00
2036	Pro Forma Tenant	1,360	New Lease	\$ 3,966.67
2038	Pro Forma Tenant	1,360	New Lease	\$ 3,966.67
2040	Pro Forma Tenant	1,360	New Lease	\$ 3,966.67
2042	Pro Forma Tenant	1,360	New Lease	\$ 3,966.67
Total SQFT		10,920	Total Montly Income	\$ 31,850.00

Total Yearly Income	\$ 382,200.00
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Estimated New Owner Costs

Gross Income	\$ 382,200.00
Property Tax	\$ 81,900.00
Insurance	\$ 27,300.00
Vacancy	\$ 15,288.00
Reserves	\$ 10,000.00

NOI	\$ 247,712.00
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**Proforma
Cap Rate 7.01%**

Notes:

1. Property taxes estimated at 2% of purchase price
2. Property insurance estimated at \$2.50 of leasable SF
3. Vacancy factory & reserves added totaling 6.6% of the income



2420 NW 20th St
 \$36.00 per SF Modified Gross
 1,350 SF



1524 NW 36th St
 \$32.50 per SF
 1,876 SF



1724 NW 22nd St
 \$37.60 per SF
 1,150 SF



1814 NW 20th St
 \$36.00 per SF Modified Gross
 1,500 SF



2320 NW 7th Ct
 \$32.00 per SF Gross
 1,863 SF



1843 NW 20th St
 \$32.00 per SF Gross
 1,350 SF

Address	Rate per SF	Size (SF)
2420 NW 20 St	\$ 36.00	1,350
1524 NW 36 St	\$ 32.50	1,876
1724 NW 22 St	\$ 37.60	1,150
1814 NW 20 St	\$ 36.00	1,500
2320 NW 7 Ct	\$ 32.00	1,863
1843 NW 20 St	\$ 32.00	1,350
Average Price per SF	\$ 34.35	

Notes:

1. Prices are Base + OPEX charges combined

Address	Price	Size (SF)	Price per SF	Sale Date
2210 NW 14 ST	\$ 3,800,000	12,433	\$ 305.64	3/28/2025
2501 NW 27 Ave	\$ 1,000,000	3,110	\$ 321.54	6/25/2024
711 NW 24 St	\$ 1,200,000	3,027	\$ 396.43	6/28/2024
2007 NW 7 Ave	\$ 1,600,000	3,680	\$ 434.78	8/14/2024
1690 NW 19 Terr	\$ 3,450,000	6,864	\$ 502.62	4/21/2025
Average Price			\$ 392.20	

High Sale	\$ 502.62
Average	\$ 392.20
Low Sale	\$ 305.64



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CONTACT



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