

FOR SALE

*FREE-STANDING
RESTAURANT BUILDING*

**2426 NE
2ND AVE**

MIAMI, FL 33137

GRIDLINE
PROPERTIES



Executive Summary

Rare Turn-Key Restaurant Opportunity in Miami's Fastest-Growing Urban Corridor

Gridline Properties is pleased to present the opportunity to acquire a fully built-out, free-standing restaurant property in the heart of Edgewater — one of Miami's most dynamic, high-density neighborhoods.

The free-standing 2,520 SF building sits on a 5,000 SF lot and comes complete with a state-of-the-art commercial kitchen, a full liquor license, and both indoor and outdoor dining areas. The property is in excellent condition and ready for immediate operation — an ideal fit for restaurateurs, food and beverage groups, ghost kitchen operators, or boutique grocery concepts seeking a rare plug-and-play asset with major visibility.



Property Highlights

FOR SALE

TYPE	Free Standing Restaurant Building
BUILDING SIZE	2,520 SF
TOTAL LOT SIZE	5,000 SF
ZONING	T6-12-O
PRICE	\$2,650,000

FEATURES



Fully Built-Out Commercial Kitchen



Liquor License at an Additional Cost



Free-Standing Building with Great Visibility



Immediate Operation, Minimal Downtime



High Traffic & Dense Urban Footprint



Blocks from Wynwood, Midtown, & Design District



Located in Edgewater:
10,000+ Residential Units within 1-Mile Radius



Location Overview

STRATEGIC LOCATION ADVANTAGE

Edgewater continues to emerge as one of Miami's **premier lifestyle neighborhoods**, driven by luxury condo development, tech and creative offices, and an influx of young professionals. This location places you at the nexus of Miami's most influential cultural and commercial hubs:

- < 5 MINS to Wynwood
- < 5 MINS to Design District
- < 10 MINS to Downtown & Brickell
- < 15 MINS to Miami International Airport

IDEAL FOR

- Upscale or boutique restaurant concepts
- Multi-location food & beverage groups
- Ghost kitchens or food hall operators
- Lifestyle brand cafes or showrooms
- Event-driven hospitality brands



Neighborhood Map

MIAMI BEACH



BISCAYNE BAY

EDGEWATER

NE 2ND AVE



Neighborhood Map

DOWNTOWN

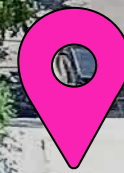
LITTLE HAVANA

EDGEWATER

WYNWOOD



NE 2ND AVE



Exterior Images



2426

Uber Eats

PEOPLE LOVE US

System



Interior Images









SPECIALS
SOUP, MINESTRONE
APP. ARTISHOKE
GRATINA
PASTA FETTUCCINE
MIRACIO MONTI
TESCOE SWORDFISH
LAVRANCE
CARAM. OSOBUCCO
RANIC. LAMB

PGA

MA

GRIDLINE PROPERTIES

2426 NE 2ND AVE

READY TO SCHEDULE A TOUR OR REQUEST ADDITIONAL FINANCIALS?
CONTACT US

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