



PRICE : \$6,900,000.00
\$397 Price Per SQ 17,360 SQ

601 SW 57 AVENUE
MIAMI FL 33144

Albert J Cabrera
305-764-1669
ajcinvest@gmail.com

3% Buyer's Broker

601 SW 57 AVENUE MIAMI FL 33144

Price : \$6,900,000.00

PSF \$397.00

- Pro Forma NOI: \$497,835.34
- Pro Forma Cap Rate: 7.20%
- Tax Roll Building SQ: 17,360 SF (\$397 PSF)
- Lot Size: 19,482 SF
- Notes:
 - The average SQ per unit is 685 SF making this two-story retail / office building easy to rent and always 100% full. This building is approximately **17,360 square feet** offering a compelling investment opportunity. Built in 1978, the property comprises multiple storefront/office units fronting Red Road (SW 57th Ave), one of Miami's high-traffic corridors. Positioned strategically on Red Road between Flagler Street and SW 8th Street, the center draws from vibrant residential areas and proximity to major thoroughfares, making it attractive for both local retailers and service providers.

Current Rent Roll

Portfolios: Red Road Place, LLC

Unit	Tenant	Sqft	Current Annual Rent	Current Rent PSF	Proforma Annual Rent	Proforma Rent PSF	Proforma CAM Rent	Proforma CAM PSF
Red Road Place LLC - 601 SW 57 Avenue Miami, FL 33144								
601	Maykel Hernandez	880	24,885.00	28.29	31,767.77	36.11	7,038.00	8.00
603	Speech Pathology of Coral Gables, INC	1,057	35,797.44	33.87	38,162.85	36.11	8,454.80	8.00
605	Luis C. Viso	1,196	26,400.00	22.07	43,187.56	36.11	9,568.00	8.00
607-609	La Sorpresa Cubana Inc.	1,628	53,235.00	32.69	58,801.52	36.11	13,027.20	8.00
611	All Motors Agency	880	27,720.00	31.51	31,767.77	36.11	7,038.00	8.00
613	CPA	700	26,400.00	37.70	25,289.64	36.11	5,602.80	8.00
615	Belkis Puns	700	26,400.00	37.70	25,289.64	36.11	5,602.80	8.00
617	Humberto Diaz	690	21,972.00	31.84	24,915.90	36.11	5,520.00	8.00
619	Coral Negro Jewelry Corp.	690	24,885.60	36.07	24,915.90	36.11	5,520.00	8.00
621	Women's Secrets LLC	700	24,454.80	34.92	25,289.64	36.11	5,602.80	8.00
623-625	JC Spa Nails	1,401	45,746.88	32.66	50,579.28	36.11	11,205.60	8.00
2nd Floor					0.00		0.00	
A & B	ProHealth Diagnostic Service Corp.	856	19,377.84	22.65	22,168.60	25.91	6,844.80	8.00
C	Rubiel Santana Gonzalez	528	16,800.00	31.83	13,676.59	25.91	4,222.80	8.00
D	Odalys D. Fuentes	528	12,285.00	23.27	13,676.59	25.91	4,222.80	8.00
E	United American Insurance Group Corp	880	16,380.00	18.62	22,794.32	25.91	7,038.00	8.00
F	Roberto Alvarez, P.A.	591	12,278.16	20.77	15,315.40	25.91	4,728.80	8.00
G	Yoxideliz Puente Napoles	415	11,016.00	26.53	10,756.54	25.91	3,321.20	8.00
H	JA Health Group INC.	435	11,340.00	26.09	11,263.08	25.91	3,477.60	8.00
I	Glam By Natalia Corp	337	12,000.00	35.61	8,730.37	25.91	2,695.60	8.00
22 Units	100.0% Occupied	15,091	449,373.72	29.78	498,348.97	33.02	120,731.60	8.00

Current Rents have \$0.00 CAM Fees

Cash Flow

Portfolios: Red Road Place, LLC

Account Name	Current	Proforma
Operating Income & Expense		
Income		
Rent Income	449,373.72	498,348.97
CAM Income	0.00	120,731.60
Total Operating Income	449,373.72	619,080.57
Expense		
Metro Dade & Safety Inc	85.60	85.60
Cleaning Fee	6,500.00	6,500.00
Insurance - Property	8,858.70	8,858.70
Property Tax	44,083.88	90,000.00 *
Electricity	2,960.86	2,960.86
Water & Sewer	7,808.45	7,808.45
Garbage and Recycling	3,336.34	3,336.34
Licenses, Permits and Fees	735.46	735.46
Lawn Care/Landscaping Services		
David's Nursery Land Services Group II Corp	960.00	960.00
Total Operating Expense	75,329.29	121,245.41
NOI - Net Operating Income	374,044.43	497,835.16

* Property Taxes are an estimate

Proforma Cap Rate 7.2%





RED ROAD
PROFESSIONAL PLAZA

JC NAILS	
DOCTOR'S HEALTH GROUP OF FLORIDA	
PIZZA CUBANA	
PEDIATRIC THERAPY	CORAL NEGRO
	PERFUMES
WOMEN SECRET:	
Zunnywireless Repair	MANFRED ROSENOW IMMIGRATION
Roberto Alvarez PA	Elena Diaz & Associates, Inc.
Island Cargo	
LEASING 305.662-9232	

JC NAILS



LAW FIRM OF MANTRELL ROSENTHAL
IMMIGRATION 305-899-1111

REPAIR
JEWELRY

Coral Negro

BEAUTY SALON

JC NAILS

RED ROAD
PROFESSIONAL PLAZA

J.C. NAILS	DOCTOR'S HEALTH GROUP OF FLORIDA
PIZZA CUBANA	PHYSICIAN THERAPY
WOMEN'S SECRETS	ANGEL JEWELRY
COMPASSION RIDE	WOMEN'S SECRETS
PIZZA CUBANA	ANGEL JEWELRY
ISLAND CARGO	ANGEL JEWELRY

LEASING 305-662-9222









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Coral Negro
JEWELRY

BEAUTY

Coral Negro
JEWELRY & DIAMONDS

JC NAILS

RED ROAD
PROFESSIONAL PLAZA

JC NAILS
DOCTOR'S HEALTH GROUP OF FLORIDA
PIZZA CUBANA
PEDIATRIC THERAPY
Coral Negro
PERFUMES
LEASING 305-555-5555

FOR
RENT

RENT

