

**MOTIVATED  
SELLER!**

REVIEWING  
ALL OFFERS

# CORAL WAY MIXED-USE OFFICE AND APARTMENTS

2464 CORAL WAY  
MIAMI, FL 33145

**FOR SALE**

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

Todd Cohen

Principal

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# OFFERING SUMMARY

## PROPERTY OVERVIEW

Lee & Associates presents for sale a multi-tenant mixed-use Office and Multifamily building directly fronting Coral Way in Miami, Florida. The property consists of 2 parcels including a 3,856 SF, two-story building with private surface parking lot including 14 total parking spaces plus street parking along Coral Way. The 6-unit mixed-use building offers an excellent investment opportunity with the three (3) commercial ground floor units over 2,056 SF currently occupied by a Chiropractor Med Spa, and the second floor consisting of three (3) updated one bedroom / one bathroom multifamily apartment units of 600 SF each featuring tile flooring throughout, stainless steel appliances, and modern bathroom vanities. The ground floor office user will vacate if needed, offering an incredible user opportunity for a medical or professional office on the ground floor with income-producing units from the multifamily units above.

The property is located under the Miami21 Zoning ordinance, zoned T5-O allowing future owners the potential to redevelop to higher density mixed-use building types up to four stories by right that can accommodate retail and office uses with a multifamily component included. The property is well located with a public transit bus stop directly fronting Coral Way, a major arterial thoroughfare connecting prestigious Coral Gables to Brickell neighborhoods, and within walking distance to many amenities including Publix, CVS, Urgent Care, Restaurants, and Starbucks.



For more information, please contact one of the following individuals:

## MARKET ADVISORS

### TODD COHEN

Principal  
786.385.9478  
tcohen@lee-associates.com

## INVESTMENT HIGHLIGHTS

- Amazing user opportunity for Medical or other professional offices on the ground floor with income above
- Three apartments on the second floor, fully leased and provide more than enough income to cover property expenses
- Redevelopment opportunity on a rare double lot, entitled for four stories by right
- Signalized intersection allows for Easy ingress/Egress from Coral Way as well as the alley along the rear of the Property
- Close to a wealth of amenities within walking distance, including Publix, CVS, Urgent Care, Restaurants and Starbucks
- Easily accessible to public transportation with bus stop in front of the property



### Investment Opportunity:

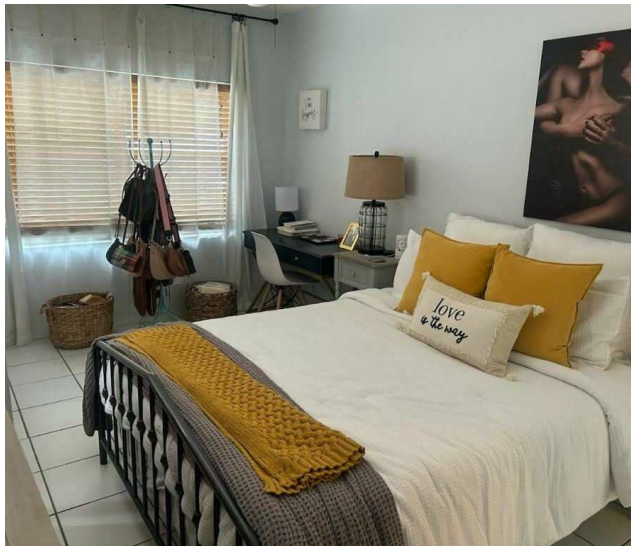
2,056 SF Office on Ground Floor  
3 Apartment Units on 2nd Floor  
Fully Occupied!  
Ground Floor Office Tenant Can Vacate for User



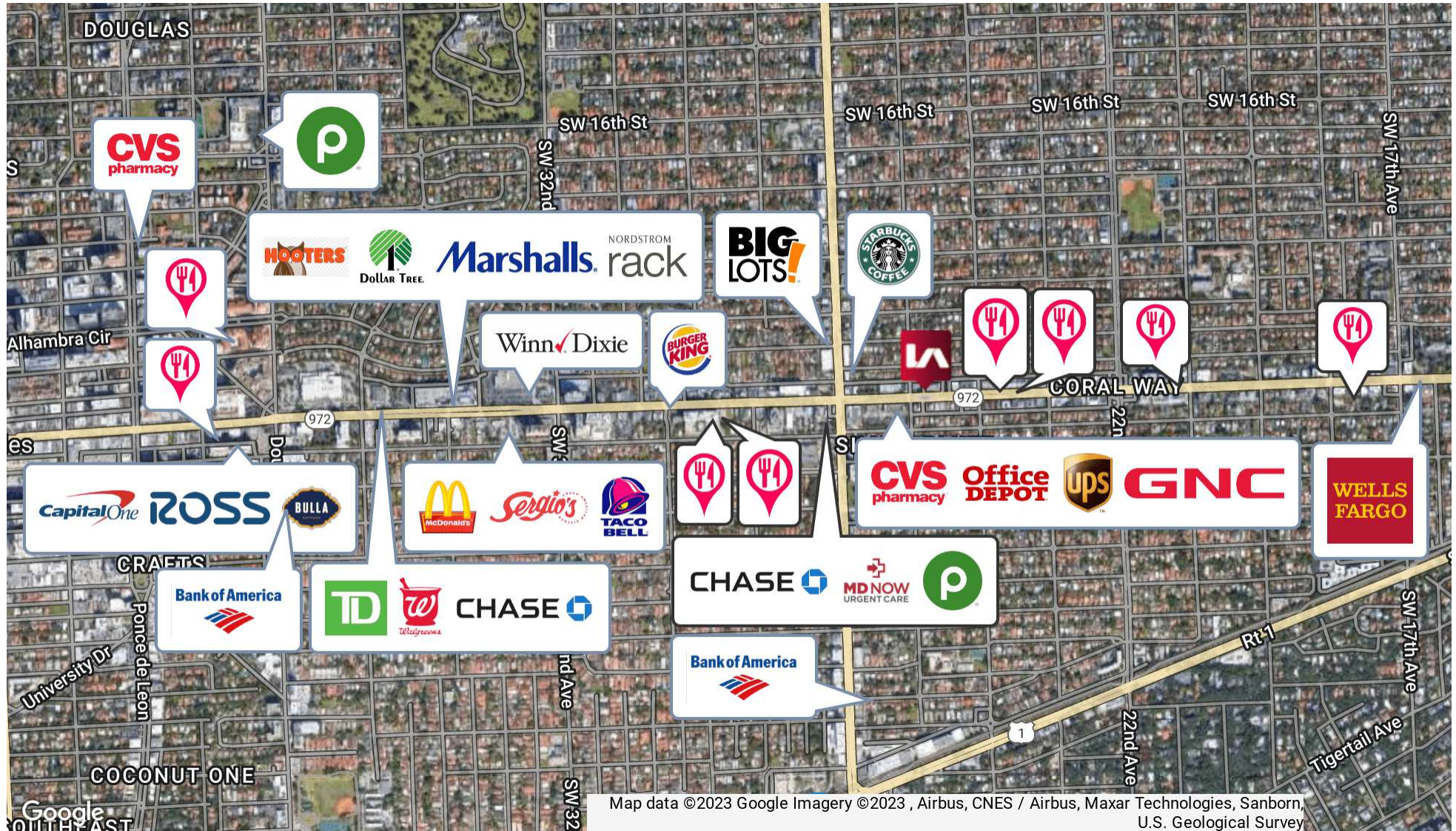
### Exceptional Freeway Access:

US-1 - 1 mile  
I-95 - 2.1 miles

# ADDITIONAL PHOTOS

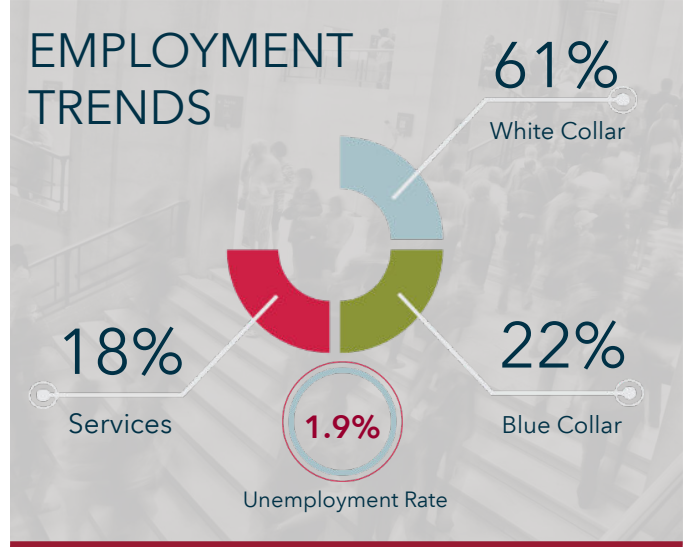
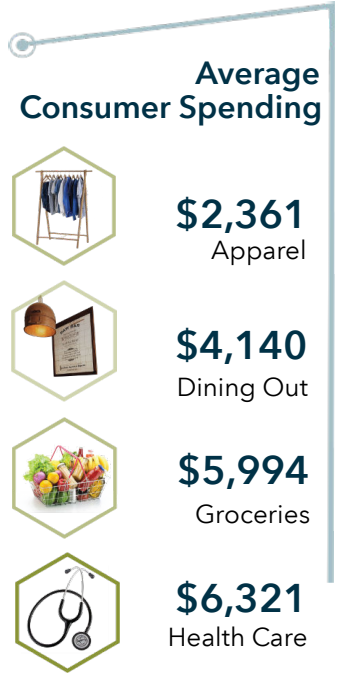
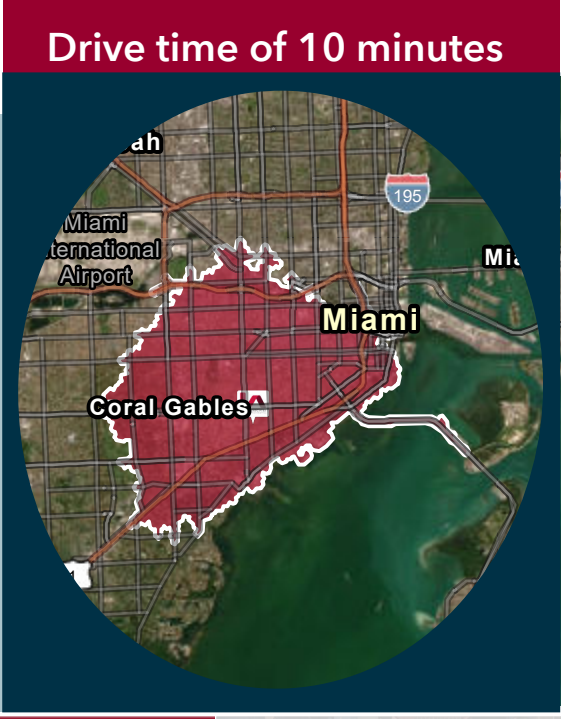
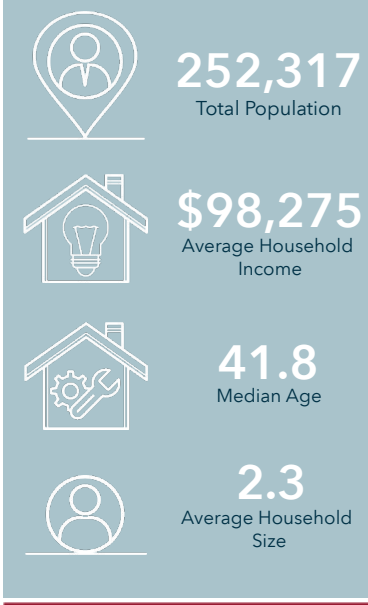


# NEARBY AMENITIES

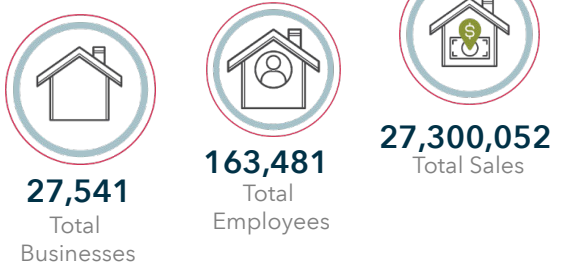


# DEMOGRAPHIC PROFILE

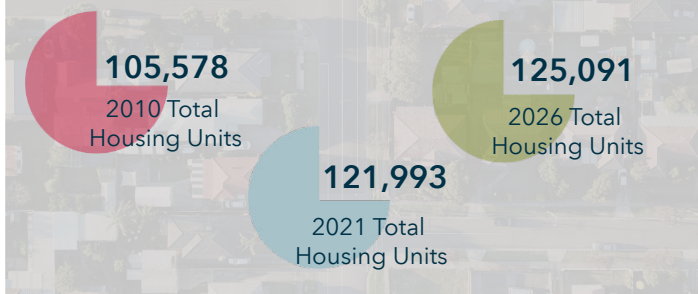
## KEY FACTS



## BUSINESS



## HOUSING UNITS



## DAYTIME POPULATION

