



1760 Coral Way, Miami, FL 33145

FOR SALE

1,652 SF  
Free-Standing  
Restaurant Space  
with new  
275-Gallon  
Grease Trap  
& Private Parking

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# Disclaimer

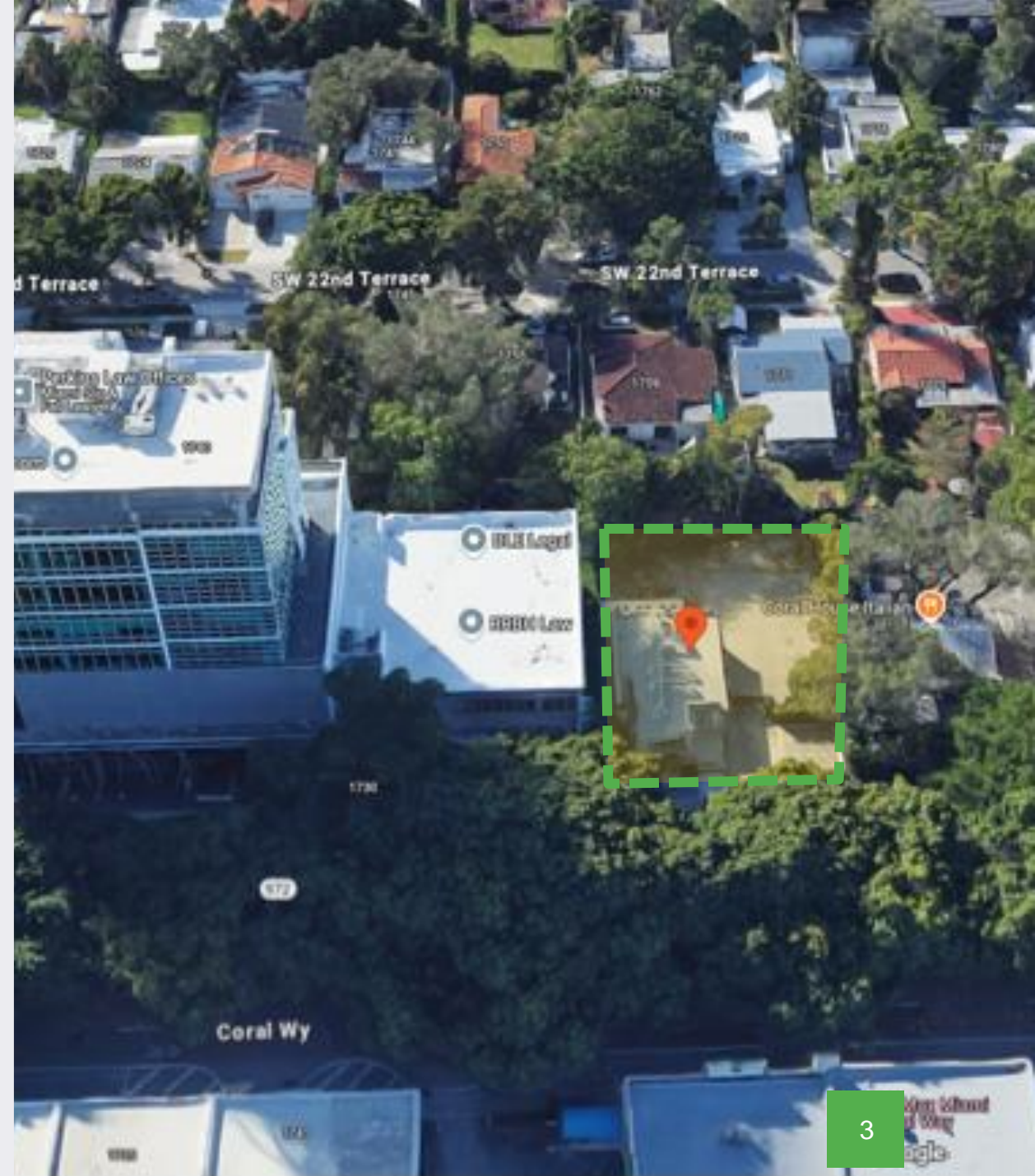
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# Prime Location Opportunity

Free-standing restaurant with high visibility right on transited Coral Way. Fully renovated with commercial kitchen, patio area and new parking lot.



**Unique Location:** Take advantage of the opportunity to own the free standing, street-front restaurant space located in 1760 Coral Way, conveniently located next to office buildings, retail, restaurants and residential neighborhood.





# Executive Summary



**Premium Property:** Exceptional 8,755 SF street-facing property boasting a 1,652 SF free-standing building, with more than 3,000 SF of patio area, and 6 car private parking lot.

**Building was renovated with:**

- Commercial kitchen
- Plumbing
- Roof
- Impact windows
- 275-gallon grease trap
- 3-phase/400-amp power
- ~ 100 SF Walk-in cooler
- HVAC system
- Outdoor area

# Highlights

## PROPERTY

ADDRESS:	1760 SW 22 Street, MIAMI FL 33145
COUNTY:	MIAMI-DADE
MARKET:	SOUTH FLORIDA
SUBMARKET:	CORAL WAY CORRIDOR
LAND AREA:	8,755 SF
BUILDING AREA:	1,540 SF
YEAR BUILT/RENOVATED:	1952/2024
Folio #s:	0141150120050
NEW GREASE TRAP:	275 GALLON
WALKING SCORE:	85

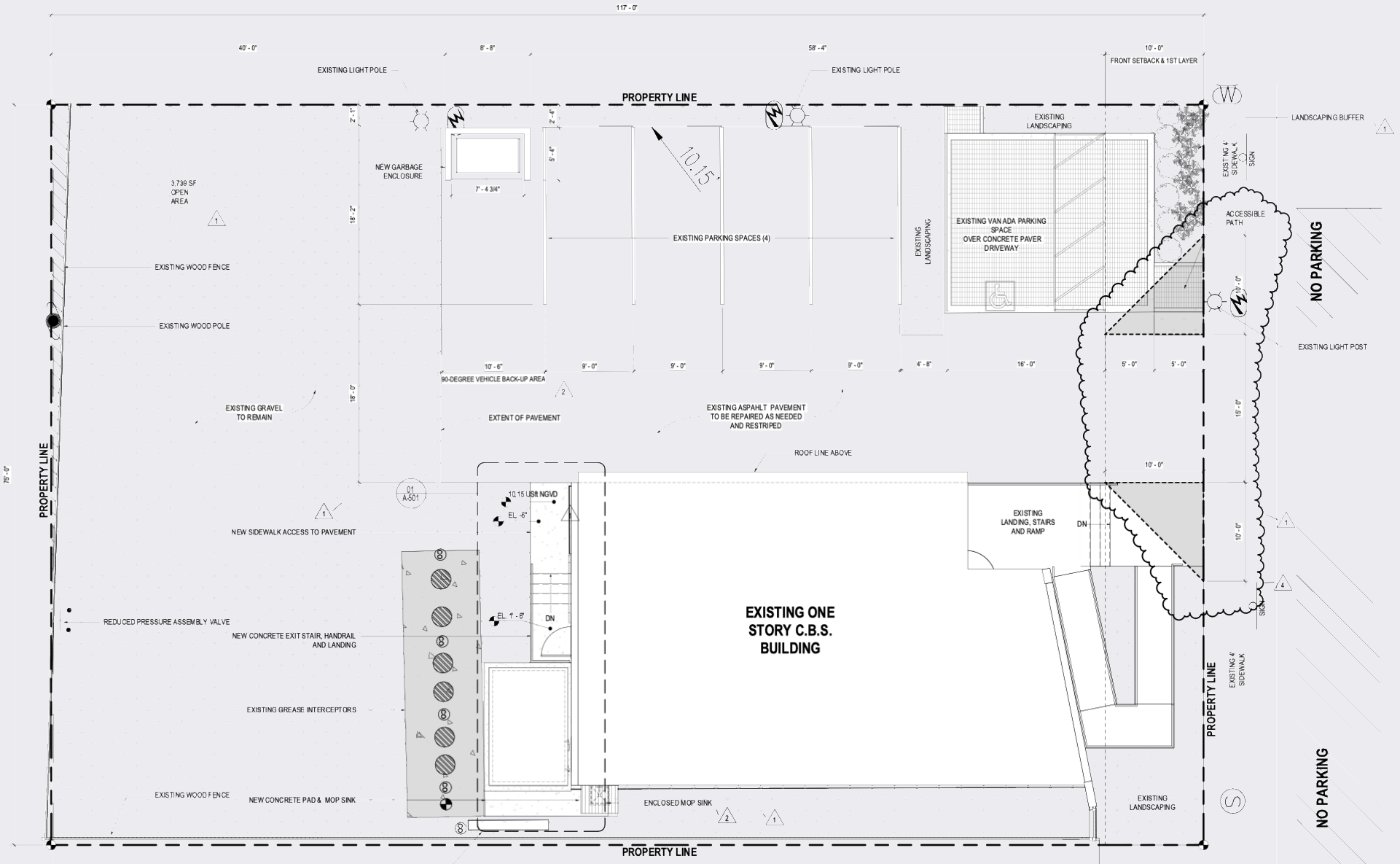
## FINANCIAL

<b>SALE PRICE</b>	<b>\$3,200,000</b>
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# Site Plan

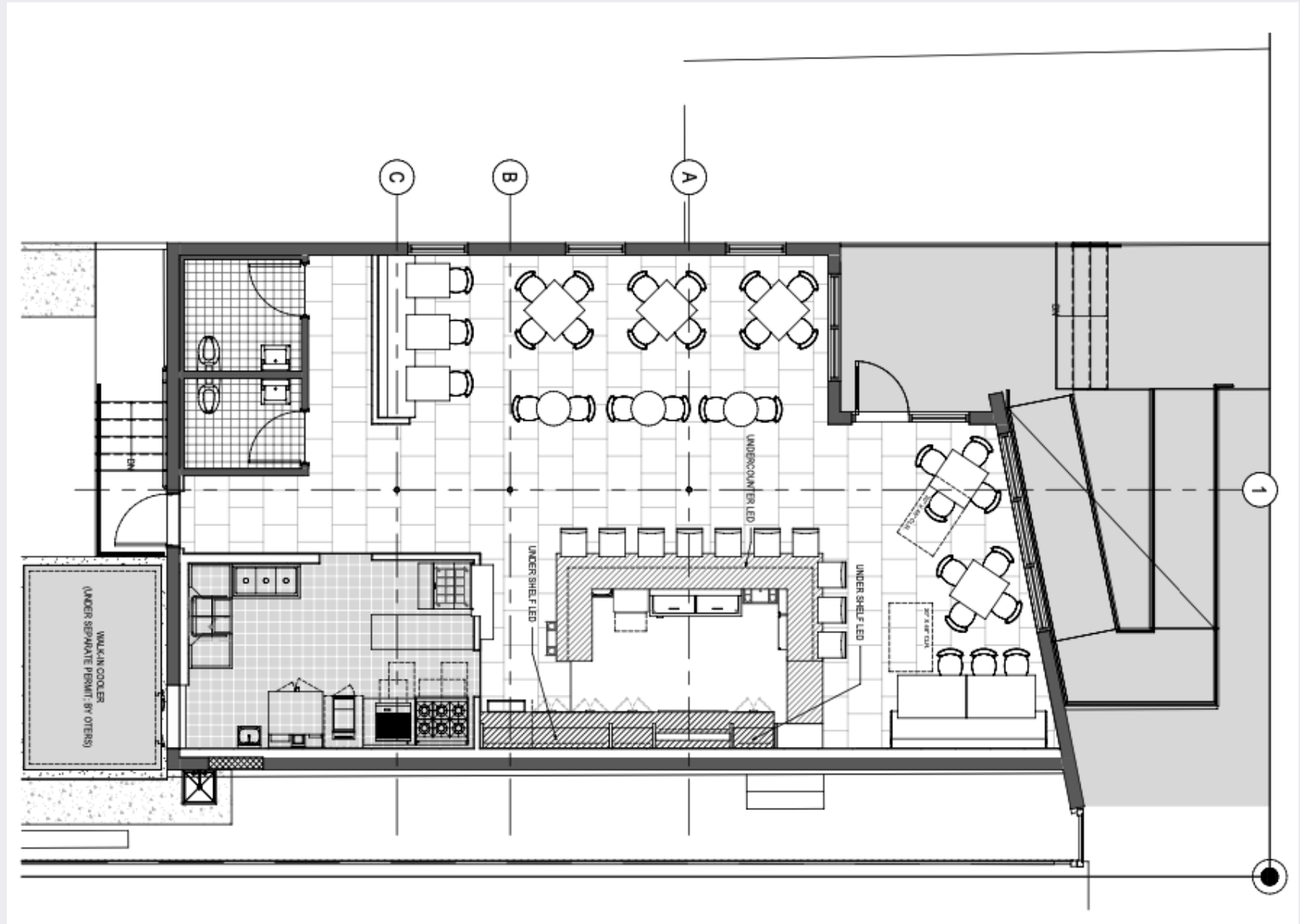


SW 22ND STREET - CORAL WAY

NORTH



# Building Layout



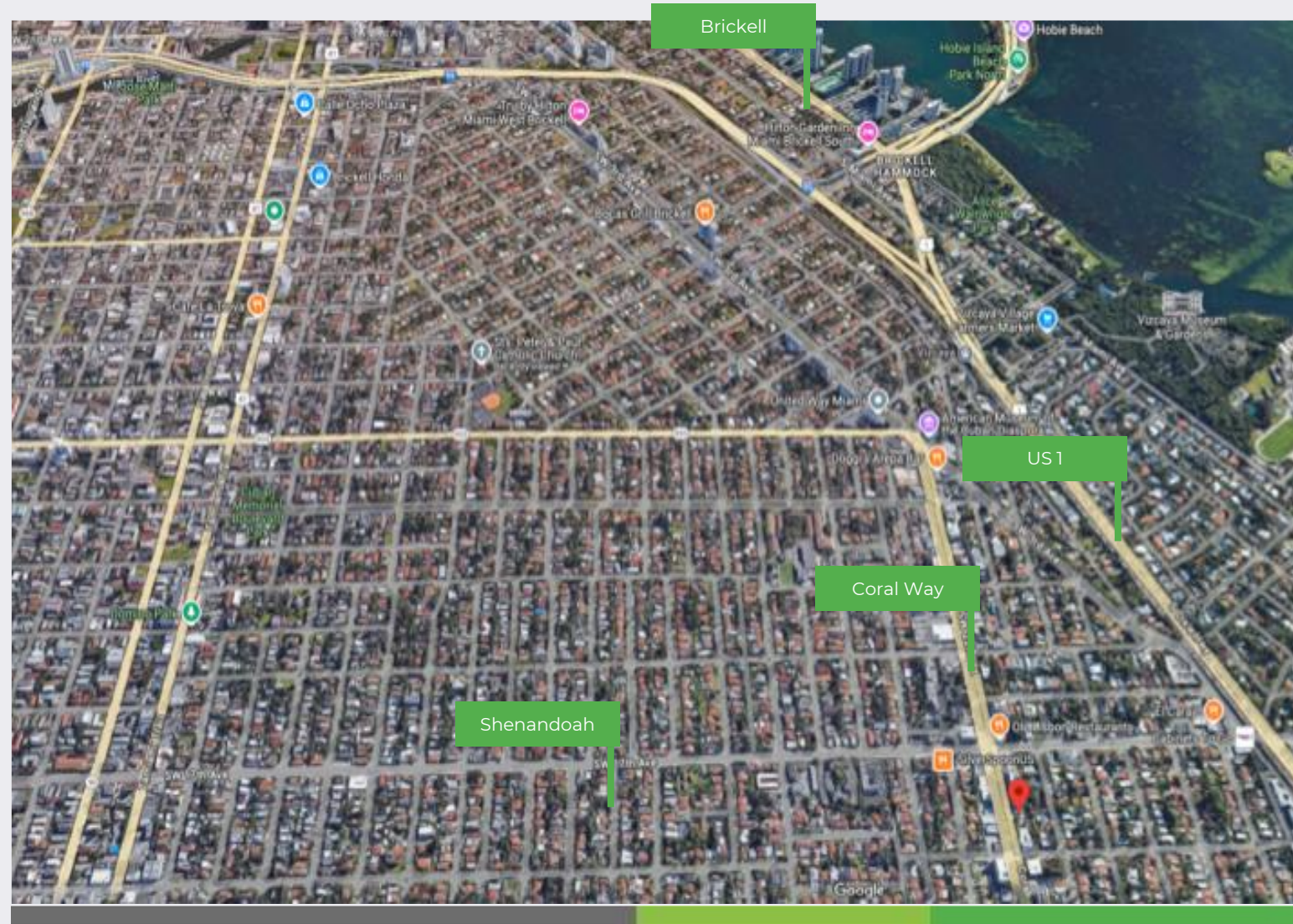
# Property Renderings



# Location

Coral Way is a Miami corridor centered around Southwest 22nd Street. This historic area connects Miami and Coral Gables, handling about 30,000 daily vehicles. Lined with lush Banyan trees, it's one of South Florida's most beautiful streets, known for its old charm, small shops, and over 3,500 businesses. Home to 65,000 residents with an average household income of \$72,000.

The area is ideally situated just a short drive from major attractions like Coral Gables' charming Miracle Mile, the vibrant Coconut Grove, and the bustling Brickell district. Its central location, surrounded by both office spaces and residential communities, ensures a steady flow of daily traffic from locals and visitors alike. With its proximity to key business and tourist hubs, Coral Way is a prime spot for both commercial and recreational activity.



# Points of Interest

**Brickell**



**Downtown Miami**



**Coconut Grove**



**Coral Gables**



**Miami International**



**Calle Ocho**



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