



1186 NW 103rd ST

MIAMI, FL 33150

LIST PRICE: \$2,150,000

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PROPERTY OVERVIEW

Located in the heart of Miami, at 103rd St and 12th Ave, this BU-1 zoned property is situated in an up-and-coming, rapidly evolving neighborhood with 30,500 vehicles passing by daily. Surrounded by major franchises and businesses, this mixed-use property offers unparalleled visibility and accessibility, making it an ideal investment for both owner-users and investors.

Currently, the property is leased to a restaurant, a marketplace, and two residential units above, which are Section 8 approved, ensuring stable rental income. The property has been newly upgraded, featuring modern finishes, fresh asphalt, a newly painted exterior, upgraded lighting, and more. With some leases nearing expiration, this is a perfect opportunity for an owner-user to establish their business in a high-traffic location or for an investor to increase rents and maximize returns.

The BU-1 zoning allows for a variety of commercial and residential uses, making this a highly flexible investment with room for growth. Whether you're looking to capitalize on rising rents, purpose the space, or establish your own business, this property offers endless potential to become a high-yielding cash cow in Miami's growing market.

KEY FEATURES

- High-traffic location with 30,500 vehicles passing daily
- BU-1 zoning allowing for a mix of commercial and residential uses
- Current tenants include a restaurant, marketplace, and two residential units
- Section 8 approved residential units ensuring stable rental income
- Recently upgraded with new asphalt, exterior paint, lighting, and interior renovations
- Surrounded by national franchises and businesses driving foot traffic
- Plenty of parking and curbside stop for added convenience
- Upcoming lease expirations allow for an owner-user to occupy or adjust rents



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PROPERTY DETAILS

Residential Units:	2
Commercial Units:	2
AADT:	30,500
Rentable SqFt:	6,487 SqFt
Built In:	1986
Year Renovated:	2024
Parking Spots:	17
View Description:	Yes
Lot Size:	16,058 SqFt

More Details: Perfectly Located on High Traffic Corner
Freestanding, Curbside Entrance
Close to I-95, Newly Remodeled

Zoning: BU-1 (Neighborhood Business District)



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Jewish Leadership Academy



The Jewish Leadership Academy (JLA) is a cutting-edge educational institution located just half a mile away from this prime property. Offering a rigorous curriculum focused on leadership, academic excellence, and Jewish values, JLA prepares students for future success in both their careers and their communities. With annual tuition set at \$48,000 for middle school and \$52,000 for high school, JLA's Indexed Tuition program ensures accessibility by scaling fees to meet each family's financial capacity. The modern, vibrant environment created by JLA elevates the surrounding community, making this nearby property an even more valuable investment.

01 Parking Garage

02 Hub Building

1st Floor
Prefunction Space
Maintenance Office
2nd Floor
Library/Media Center
Music Recording Studio
Fab Lab
Terrace

03 Beit Midrash

04 Dining Hall

05 Ninja Course

06 Middle School

Teacher HQ
MS Commons
Associate Head for MS
MS Labs
Co-Lab
MS Counseling
MS Classrooms
Art School

07 Habi Center

08 Upper School

1st Floor
Physics Lab
Chemistry Lab
Biology Lab
Associate Head for US
US Classrooms
US Lower Commons
US Counseling
Associate Head for Judaics
2nd Floor
US Terrace
US Classrooms
Video Production Lab
US Upper Commons
Teacher HQ

09 The Nest

10 Running Track

11 Tennis Courts

12 Soccer Field

13 Basketball Court

14 Admin & Athletics

Security
Reception
IT Office
CFO/COO
Head of School
Admissions
Director of Operations
Admin Conference Room
Director of Communications
Director of Development
Conference Room
Nurse
College Guidance
Staff Locker Room (Men's)
Staff Locker Room (Women's)
Gymnasium
Boy's Locker Room
Girls's Locker Room
Fitness/Weight Room
Athletic Director
Mother's Room



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Upcoming Developments



RELATED PLANS 316 UNIT PUBLIC HOUSING PROJECT

Address: 860, 930, 950 NW 95 Street

Description: Related wants to build a 12 story building on a 4-acre site

Site: <https://therealdeal.com/miami/2024/08/08/perez-familys-related-urban-plans-miami-dade-public-housing/>



Flow nabs \$51M loan for \$71M El Portal site

Address: 8500 Biscayne Boulevard

Description: Planning to build 2,380-plus apartments with commercial space and a school

Site: <https://therealdeal.com/miami/2024/08/08/perez-familys-related-urban-plans-miami-dade-public-housing/>

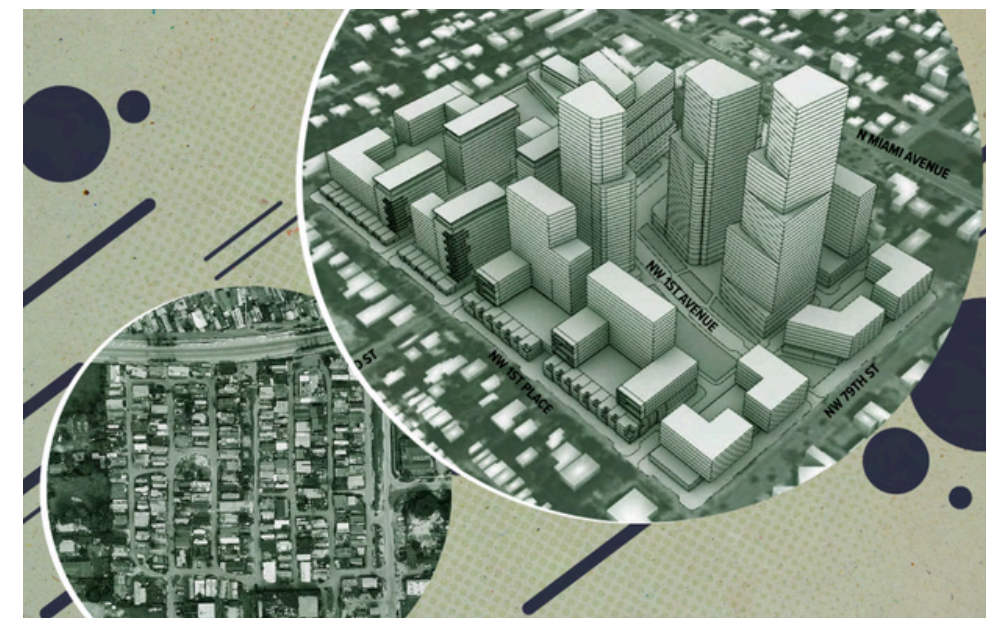


3,200-UNIT PROJECT IN WEST LITTLE RIVER

Address: 8400 NW 25 Avenue

Description: Proposes 6 towers on a 11.7 acre site, up to 37 story

Site: <https://therealdeal.com/miami/2024/06/05/developer-plans-biggest-miami-dade-live-local-act-project/>



PLANS FOR 4,000 APARTMENTS, RETAIL, OFFICES AND A HOTEL

Address: 8050 NW Miami Court

Description: 3,990 multi-family units, 250k SwFt of retail, 108k SwFt of office & 312 hotel rooms.

Site: <https://therealdeal.com/miami/2024/06/05/developer-plans-biggest-miami-dade-live-local-act-project/>

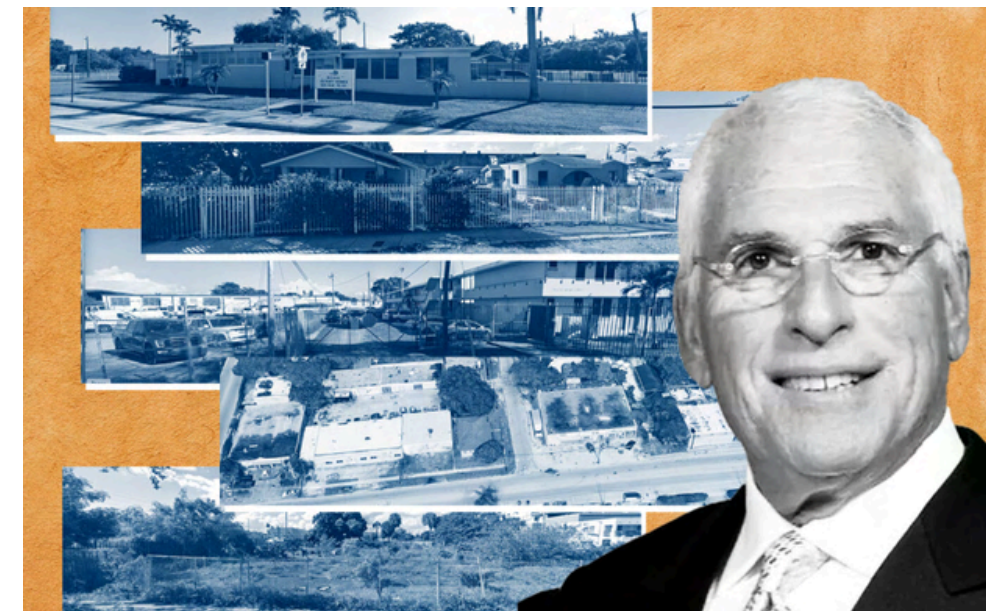


IMC PLANS TO START 1,000 UNIT APT PROJECT

Address: 2963, 2995, and 3073 NW 79th St

Description: IMC wants to build a seven-story building with at least 31 workforce units and 213 market-rate units on 5 acres

Site: <https://therealdeal.com/miami/2024/06/05/developer-plans-biggest-miami-dade-live-local-act-project/>



SWERDLOW PLANS TO ADD 5,000+ APARTMENTS

Address: 520 NW 75th Street

Description: Plans to develop 5,730 multi family units, 370k SqFt of office & school, and 250k SqFt of Tri-Rail passenger station

Site: <https://therealdeal.com/miami/2024/06/05/developer-plans-biggest-miami-dade-live-local-act-project/>

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Recent Comparable Sales



90 NE 54th STREET

Price: \$1,650,000

PPSF: \$475.92

Lot Size: 4,800 SF

Bldg Area: 3,954 SF

Date: 3-21-25



1001 NW 95th STREET

Price: \$1,250,000

PPSF: \$1,052.19

Lot Size: 10,279 SF

Bldg Area: 1,188 SF

Date: 3-6-25



842 & 920 NW 119th STREET

Price: \$2,000,000

PPSF: \$537.63

Lot Size: 19,125 SF

Bldg Area: 3,720 SF

Date: 9-9-23

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Pro-Forma Rent Roll

NAME OF TENANT	SQFT OF Unit	GRO \$\$ MONTHLY RENT	GRO \$\$ ANNUAL RENT
RETAIL 1	1,924	\$5,611.67	\$67,340.04
RETAIL 2	3,128	\$9,117.50	\$109,410.00
APARTMENT 1	779	\$2,100	\$25,200
APARTMENT 2	780	\$2,100	\$25,200.00
Total	6,609	\$18,929.17	\$227,150.04
Expenses			
Property Tax		\$ 988.64	\$ 11,983.68
Insurance		\$ 1,700.00	\$ 20,400.00
Maintenance		\$ 500.00	\$ 6,000.00
Landscaping		\$ 100.00	\$ 1,200.00
Sales Tax		\$ 267.00	\$ 3,204.00
Water (Quarterly)		\$ 1,017.41	\$ 4,069.64
Total		\$ 4,583.05	\$ 46,857.32
Pro-Forma Net Income			\$180,292.72
Pro-Forma Cap Rate			9%



ALTA/NSPS LAND TITLE SURVEY

PROPERTY ADDRESS:
1186 NW 103rd STREET, MIAMI, FL 33150
FOLIO NUMBER: 30-3102-007-0070

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

CURVE TABLE				
CHORD BEARING	CHORD LENGTH	RADIUS	DELTA	
C1	38.00'	25.00'	89°22'34"	35.16'

VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION:
LOTS 7 AND 8, BLOCK 1, SECOND REVISION OF NORTH SILVER CREST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE 24, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- The Legal Description to the Property was obtained from OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY Commitment for Title Insurance.
- This Commission is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Encumbrances.
- An examination of Commitment issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Commitment No. 24037035, effective date March 19, 2024 @ 5:00 AM, was made to determine recorded instruments, if any affecting the property. However, there may be additional restrictions not shown on this survey that may be found in the Public Records of this County.
- Accuracy: The Horizontal positional accuracy of well-defined improvement on this survey is +/- 0.2'. The Vertical accuracy of elevations of well-defined improvement on this survey is +/- 0.1'.
- All improvements shown herein are made in accordance with the United States Standard Feet.
- Foundations and/or footings that may cross beyond the boundary lines of the parcel being surveyed are not shown hereon.
- Not valid without the signature and the original record seal of a Florida Licensed Surveyor and without additions or deletions to survey notes or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- Underground utilities are not depicted hereon; contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- The surveyor does not determine fence and/or wall ownership.
- Type of Survey: ALTA / NSPS LAND TITLE SURVEY.
- Legal Description shown hereon as per above noted title commitment.
- Subject property has access to a public right-of-way: N.W. 12TH AVENUE & N.W. 103RD STREET.
- All visible above ground utilities noted on survey sheets.
- Area of Site = 15,984 square feet (0.37+/- acres).
- Total Number of Building Spaces: 18 / 18 standard spaces 3 handicap spaces.
- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 mean sea level).
- Benchmark Used: Miami-Dade County Benchmark.
- There were no observed delineated areas of wetlands on Subject Property.
- Except as shown on the survey sheets are no visible encroachments at right-of-way which the undersigned has been advised.
- This PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon. This Certificate does not extend to any unshown parcels.

TITLE REVIEW NOTES:
SCHEDULE B - SECTION I

TITLE COMMITMENT PROVIDED BY:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
Commitment No. 24037035 - Issuing Office File No. VC-24-00307,
Effective Date: March 19, 2024 @ 5:00 AM - Items 1 through 6 & 10: "General & Special Exceptions".

7. DESCRIPTIONS, IDENTIFICATIONS AND EASEMENTS CONTAINED IN THE PLAT OF SECOND REVISION OF NORTH SILVER CREST, AS RECORDED IN PLAT BOOK 40, PAGE 24, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY - SURVIVOR BENEFIT

8. TERMS, CONDITIONS, RESTRICTIONS AND COVENANTS CONTAINED IN THE COVENANTS RUNNING WITH THE LAND IN FAVOR OF METROPOLITAN MIAMI-DADE COUNTY, RECORDED OCTOBER 2, 1994, IN OFFICIAL RECORDS BOOK 12286, PAGE 234; OFFICIAL RECORDS BOOK 12286, PAGE 236 AND OFFICIAL RECORDS BOOK 12732, PAGE 1997, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY - NOTHING TO REPORT

9. TERMS, CONDITIONS, RESTRICTIONS AND COVENANTS CONTAINED IN THE AGREED ORDER RELATING TO SEWAGE SERVICE, RECORDED DECEMBER 24, 1985, IN OFFICIAL RECORDS BOOK 12740, PAGE 3050 AND OFFICIAL RECORDS BOOK 13177, PAGE 1669, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AFFECTS SUBJECT PROPERTY - NOTHING TO REPORT

FLOOD ELEVATION INFORMATION
Date of Field Work: 04-18-2024
DATE OF FIRM: 10/05/2009
COMMUNITY NO.: 121035/MIAMI-DADE CONJUNCTIONATED
FIRM: 100-YEAR FLOOD
ZONE: X
BASE FLOOD ELEVATION: 11.4
DESIGNWATER: 12.4
REMARKS: N/A

ABBREVIATIONS AND LEGEND

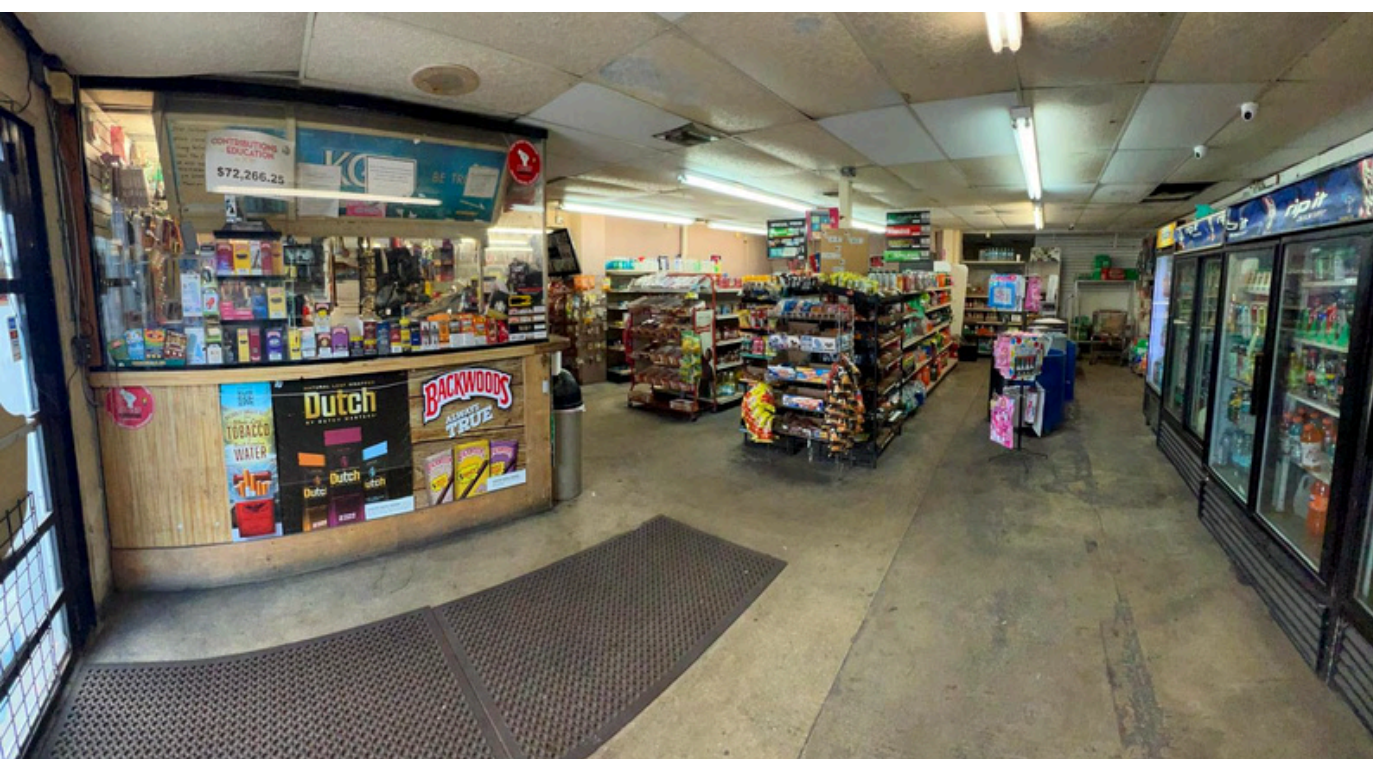
SYMBOL LEGEND

CERTIFIED TO:
BUYER DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY
- U.S. ENTITY BANK, A FLORIDA BANKING CORPORATION, (BANK, ALTA)
- SAMUEL VIGILLO III
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

DRAWN BY: J.E.L.
CHECKED BY: J.S.P.
SCALE: 1" = 20'
FIELD DATE: 04-16-2024
JOB NO.:
SHEET:

1

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TRUST POINT
REALTY