



**FOR SALE**

**5935 NW 2ND AVENUE**  
**MIAMI, FL 33127**

**VALUE-ADD SHOPPING CENTER WITH  
DEVELOPMENT RIGHTS**

**STL**  
COMMERCIAL



## OVERVIEW

Opportunity to purchase a shopping center in the heart of a rapidly emerging sub-section of Little Haiti. The property is currently rented below market on mostly month-month leases. If the units are all rented at \$2500/month + NNN, the property would yield a 7.8% cap rate at asking price.

The property is surrounded by highly successful retail businesses including Panther Coffee and Sur.

It also has development rights for up to 5 stories and a variety of uses.

## SITE SUMMARY

LOT SIZE: 13,474 SF

BUILDING SIZE: 4,532 SF

LEASABLE AREA: 4,258 SF + Courtyard in back

PARKING SPACES: 19+

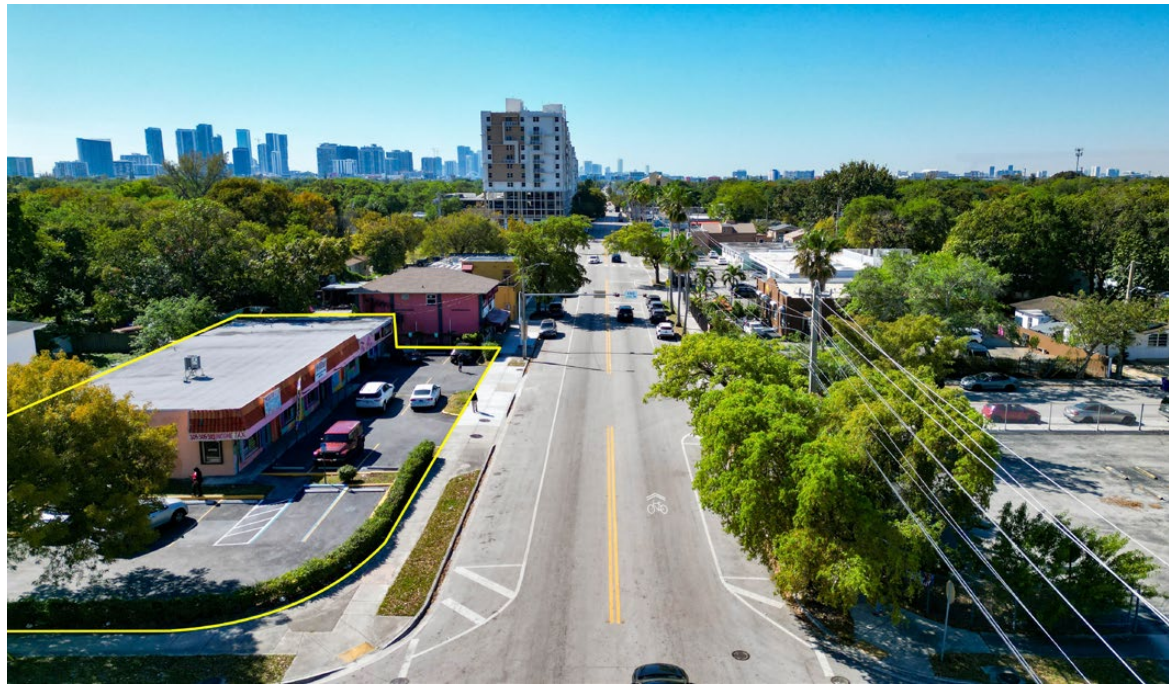
ZONING: T5-L

CURRENT USE: Retail & Studios

ALLOWED FUTURE USES: Multi-Family, Retail,  
Restaurant, Office, Etc..

ALLOWED HEIGHT: 5 Stories

ASKING PRICE: \$2,300,000



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**ALEX TSOULFAS** | PRESIDENT | 305.972.7217

**BRIAN PINEIRO** | COMMERCIAL ADVISOR | 786.382.9900

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# BIRDSEYE VIEW



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# NEIGHBORHOOD RETAIL



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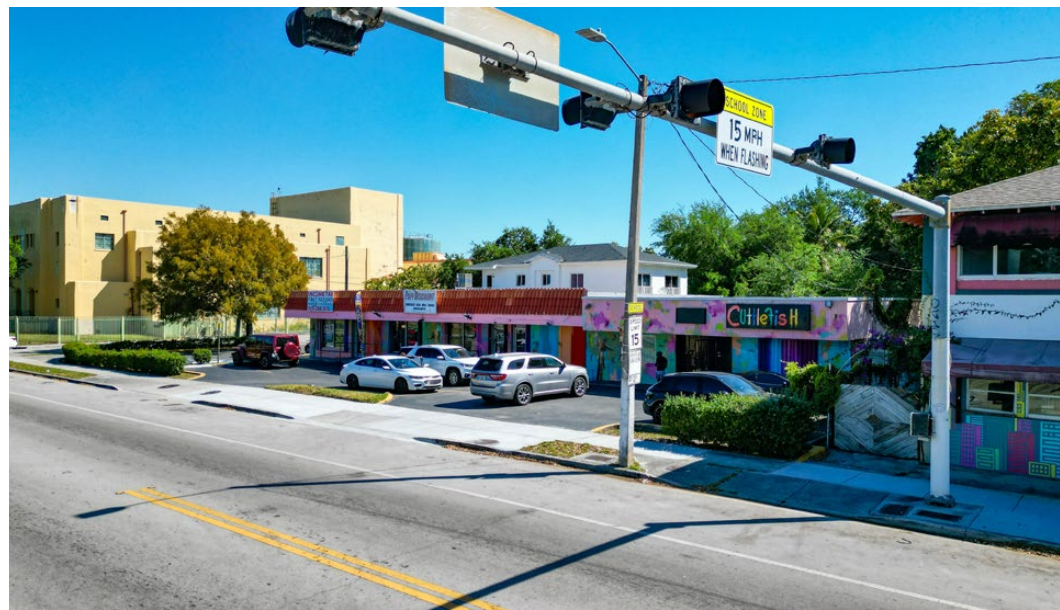
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# EXTERIOR PHOTOS



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# SOUTH VIEW



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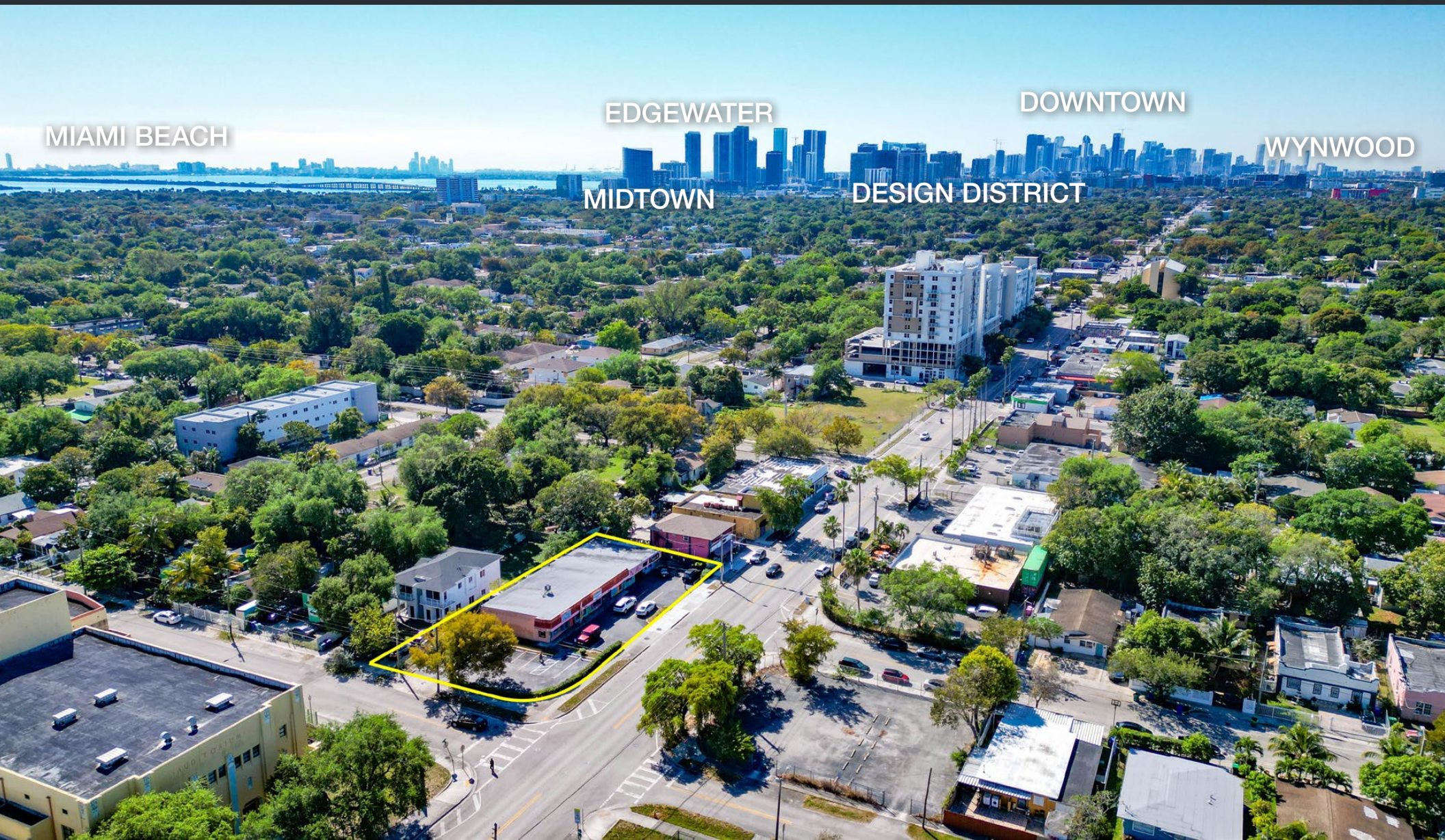
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# SOUTH EAST VIEW



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# EAST VIEW



MIAMI BEACH

MORNINGSIDE AND BAYPOINT

LITTLE RIVER BUSINESS DISTRICT &  
MAGIC CITY INNOVATION DISTRICT

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**ALEX TSOULFAS**  
**PRESIDENT**  
**ALEX@STL-ADVISORS.COM**  
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**COMMERCIAL ADVISOR**  
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