



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.



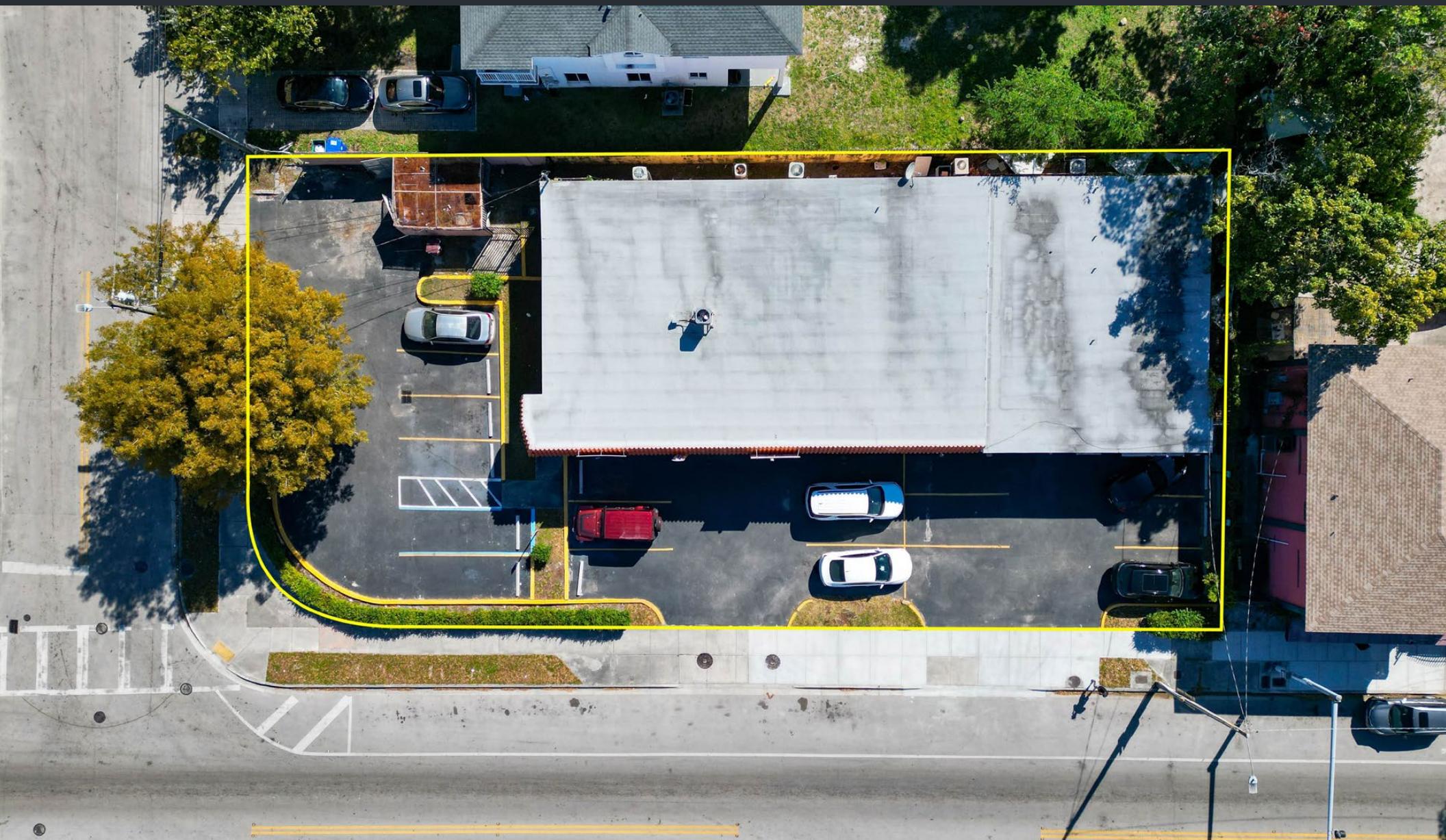
5935 NW 2ND AVENUE - MIAMI, FL 33127

ALEX TSOULFAS | PRESIDENT | 305.972.7217

BRIAN PINEIRO | COMMERCIAL ADVISOR | 786.382.9900

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

BIRDSEYE VIEW



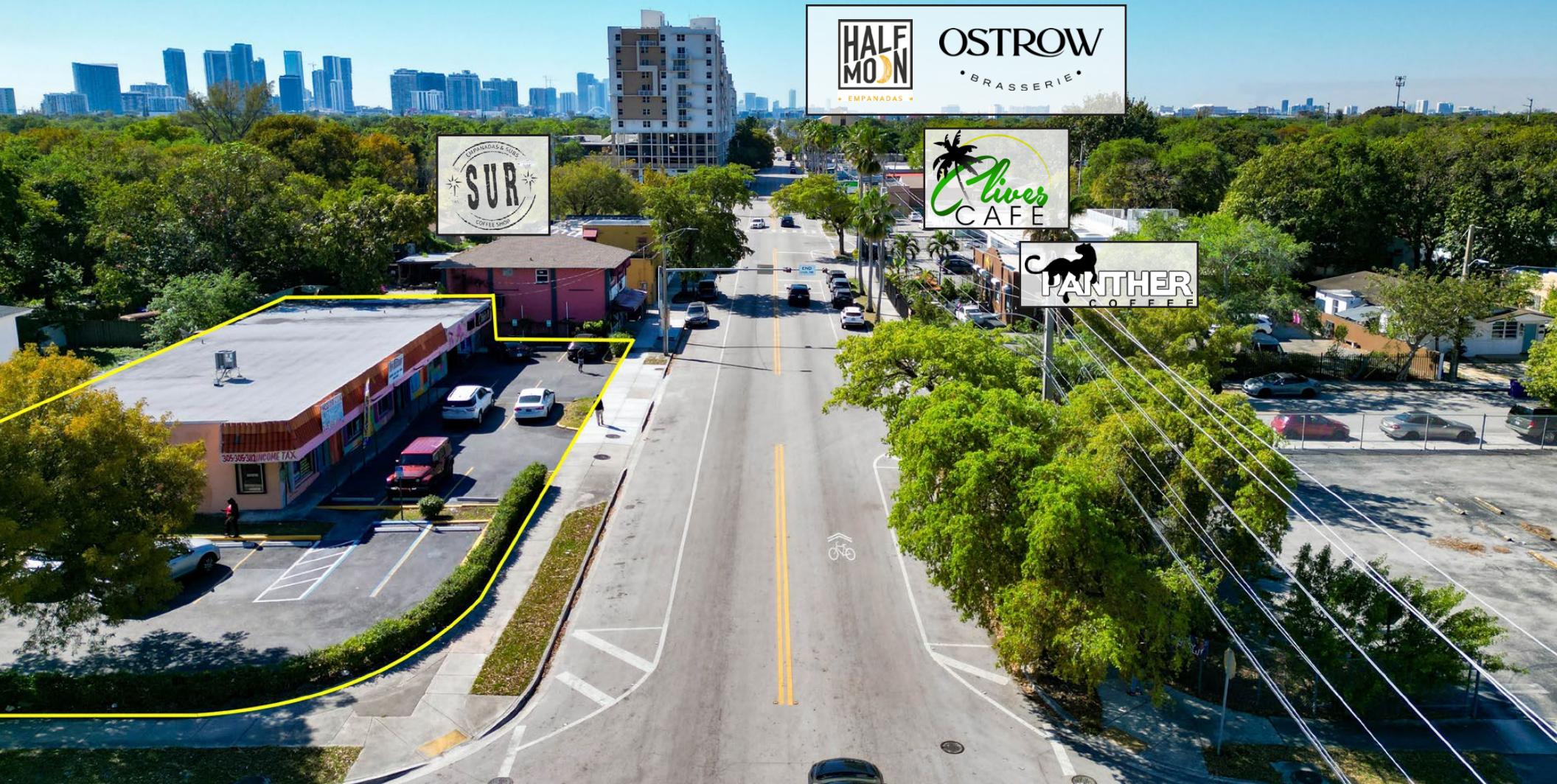
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NEIGHBORHOOD RETAIL



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EXTERIOR PHOTOS



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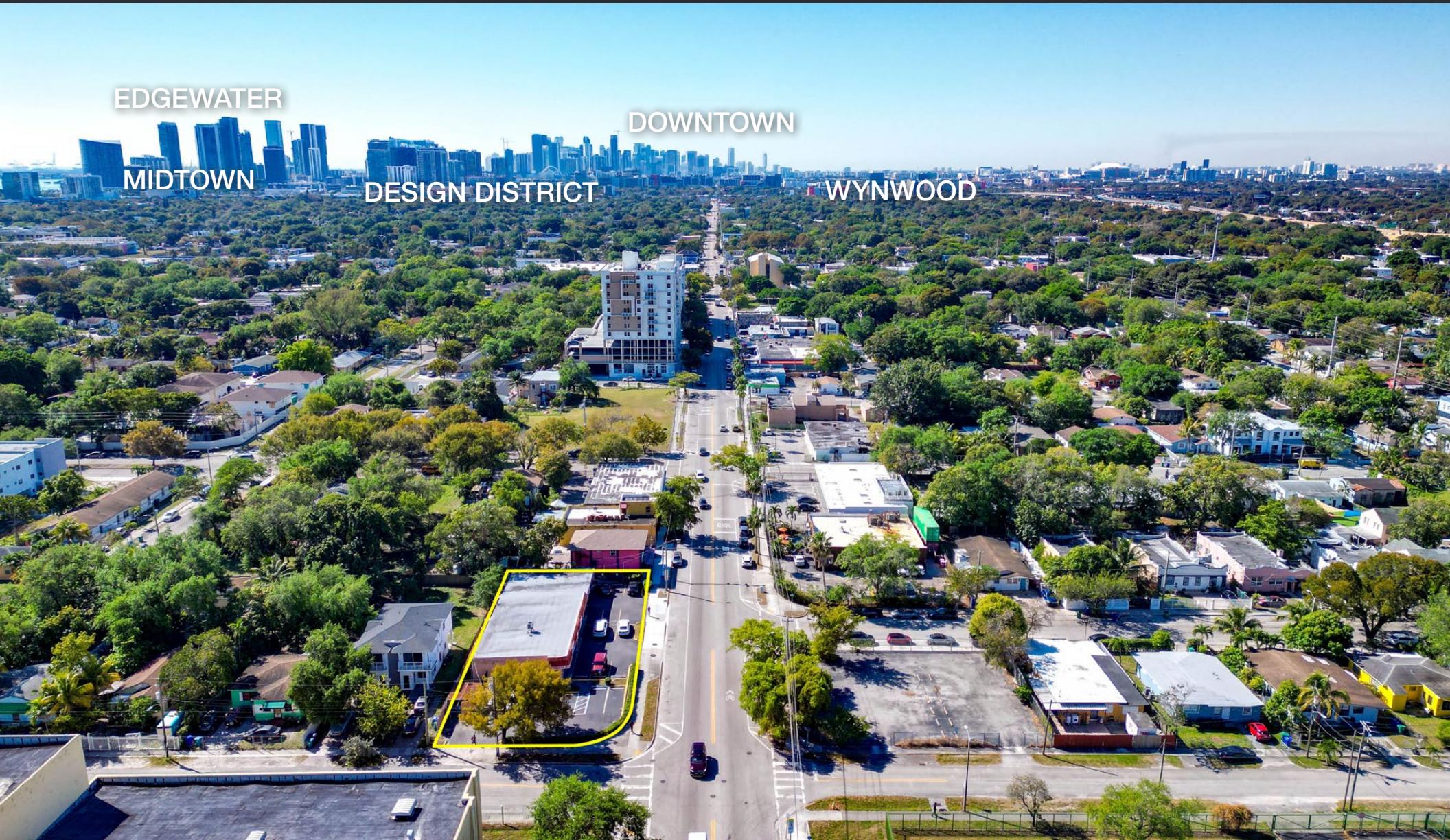
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SOUTH VIEW



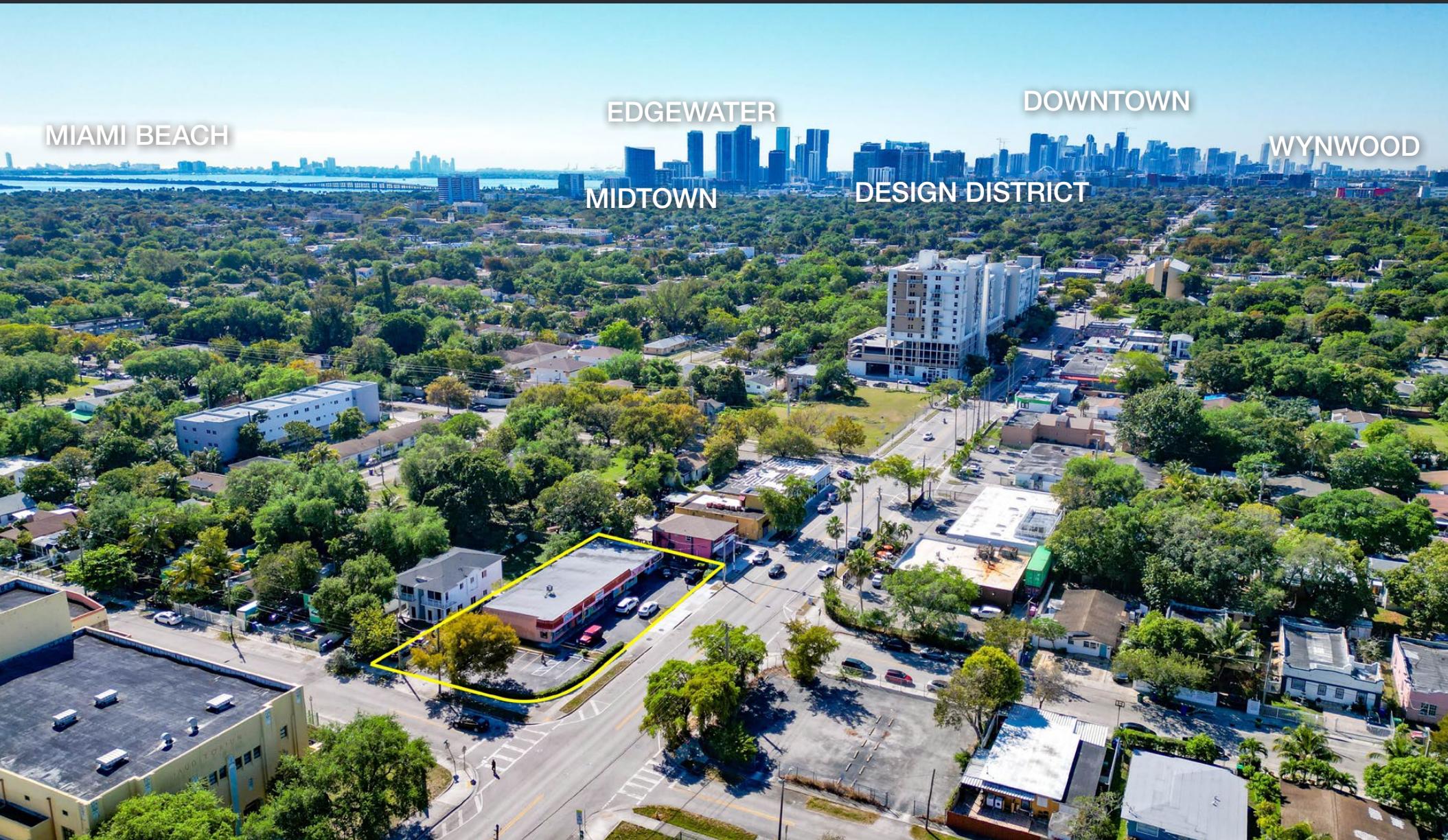
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SOUTH EAST VIEW



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EAST VIEW



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PRESENTED EXCLUSIVELY BY



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