

# WEST LITTLE RIVER MIAMI


10150 NW 7th Ave, Miami, Florida 33150


## COMMERCIAL PROPERTY


## FOR SALE



 TOTAL BUILDING SIZE: **2,249 SF ±**

 TOTAL LOT SIZE: **9,250 SF ±**

 SALES PRICE: **\$950,000**

 ZONING: **UC Center  
Mixed Use Corridor (MC)**



## Why Choose This Property?

- Strategically located on bustling NW 7th Avenue (Approx. 22,000+ DTC) with high traffic visibility.
- Easy access to major highways and public transit routes.
- Perfect for professional offices, retail outlets, or personal services businesses.
- Adaptable space for medical or dental offices, fitness studios, or tutoring centers.
- Zoned for mixed-use, allowing for future vertical expansion or redevelopment into multi-use spaces.
- High-demand corridor with ongoing infrastructure improvements ensures long-term value appreciation.
- Proven rental demand with flexibility for owner-operators or investors.
- Positioned in a rapidly growing commercial district with consistent foot and vehicle traffic.

## Ideal business opportunities



### Retail & Hospitality

Boutique stores, cafés, salons, or quick-service restaurants.



### Creative Spaces

Art studios, galleries, or co-working hubs for entrepreneurs.



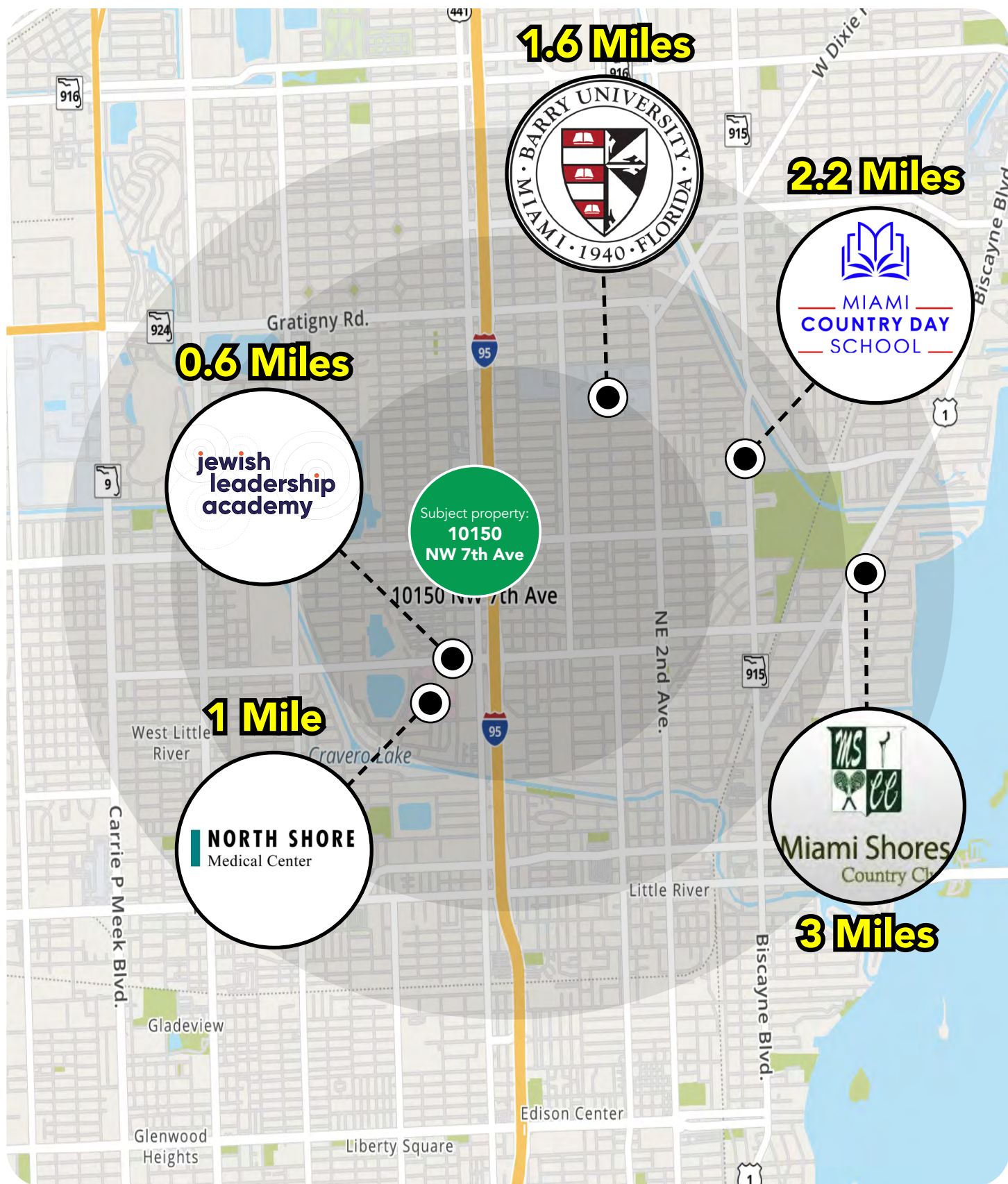
### Professional Services

Medical, law, or consulting offices seeking a visible and accessible location.



### Educational Centers

Ideal for tutoring centers, language schools, or wellness studios.





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