



2843 S Bayshore Dr # VILLA1 VILLA2

PRICE: \$2,920,000

IMPORTANT:

- The price is for 2 folios and it is **6.782 SqFt**
 - You can build **2 apartments** , 1 big apartment , mixed use property (front commercial , back residential)
 - Or fully **commercial** Bring your **business** and build it steps away from Coco walk and Bayside park*
 - • You are working with a clean slate - **bare concrete walls and ceilings**
- **UNIQUE OPPORTUNITY TO INVEST**

*please note the business needs to be approved by the condo association

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Grove tower building and unit amenities

- Adding to the appeal is **a club room, brand new fitness center, tennis courts**, 16-hour valet service, and a lushly landscaped lanai pool deck with heated **swimming pool and jacuzzi**.
- **Hurricane impact windows**
- Split level plan with entrance directly from **4 deeded parking spaces in the garage** (first floor private entrance) and a **private elevator** inside the unit to the main living area on the pool level (second floor)
- **Unlimited free valet parking**



Concept for building 1 apartment

- **Type Property:** Condo
 - **Bedrooms:**7
 - **Baths:**7/0
- Designing and building an apartment in Coconut Grove, Miami, involves considering the unique characteristics of this vibrant neighborhood. Coconut Grove is known for its lush greenery, waterfront views, and a blend of modern and historic architecture.



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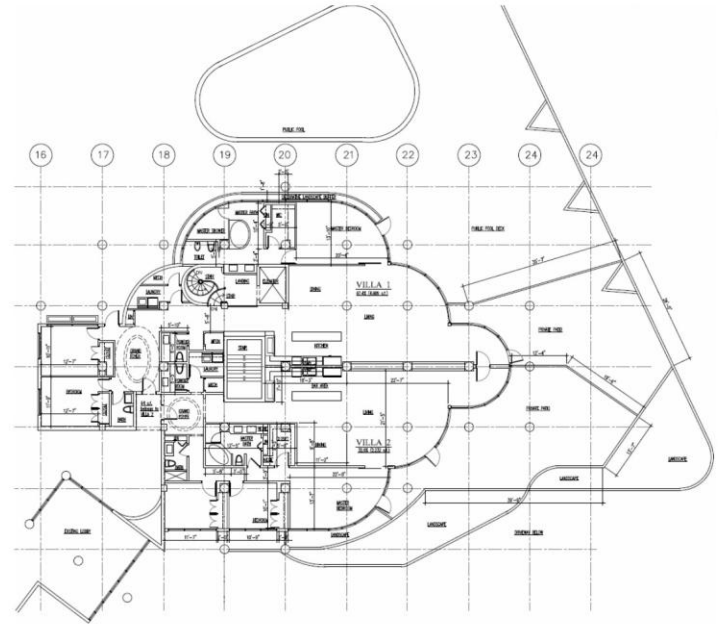
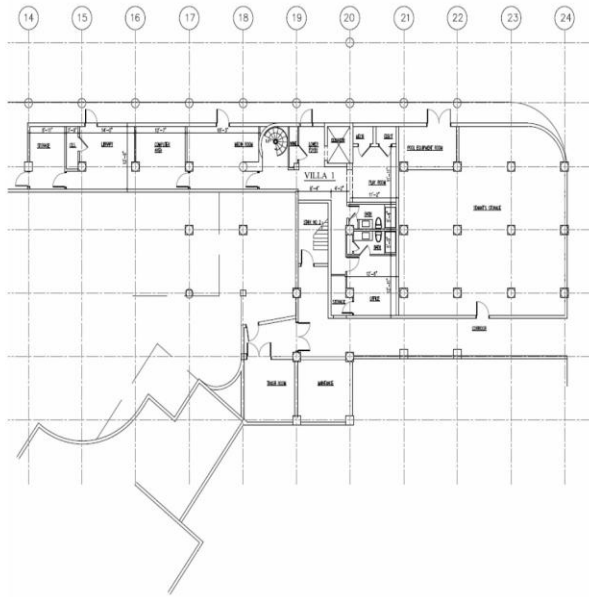
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Concept in splitting property in to 2 apartments



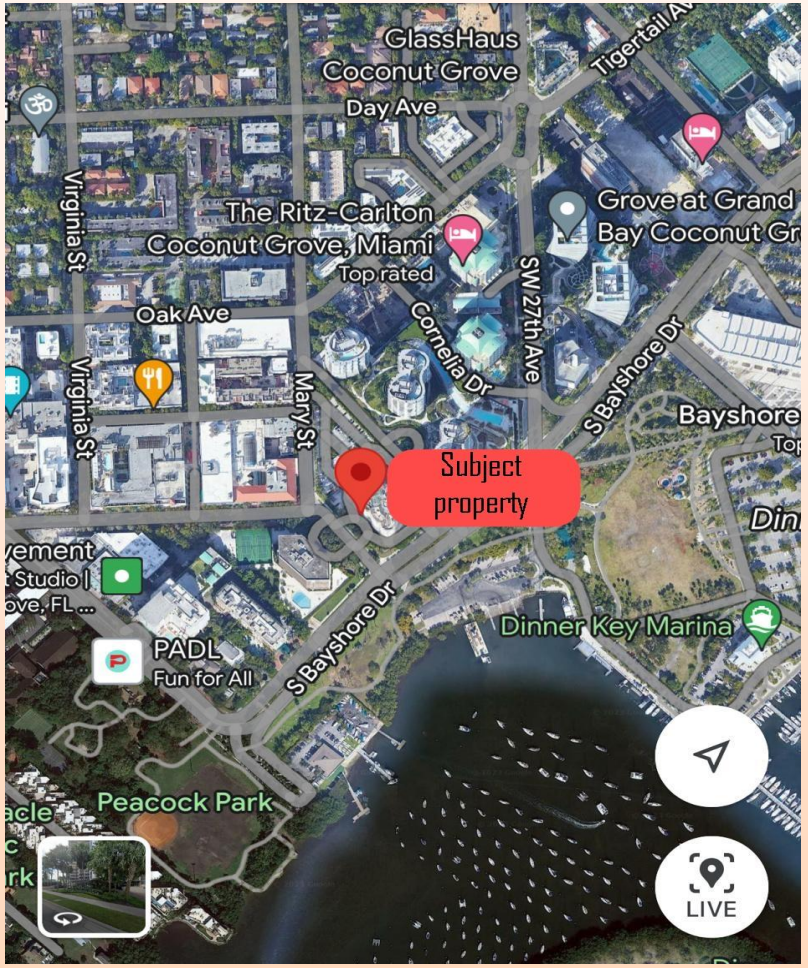


Advantage of using the property for commercial purpose

- 2843 S Bayshore Dr is located in the Coconut Grove neighborhood of Miami, Florida.
- Coconut Grove is a historic and affluent neighborhood known for its lush vegetation, artsy atmosphere, and waterfront views.
- The Grove offers a mix of boutique shops, outdoor malls, and dining options ranging from casual eateries to upscale restaurants.
- CocoWalk, a popular shopping and dining destination, is at the heart of the neighborhood.



Location



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Why Coconut Grove?



Why Coconut Grove?



Why Coconut Grove?

DYNAMIC COMMERCIAL MARKET FUNDAMENTALS

MIAMI-COCONUT GROVE OFFICE SUBMARKET

\$56.00
Market Rent/SF

9%
Market Rent Growth
12 Mo

88.7%
Occupancy Rate

MIAMI-COCONUT GROVE RETAIL SUBMARKET

\$61.25
Market Rent/SF

9.7%
Market Rent Growth
12 Mo

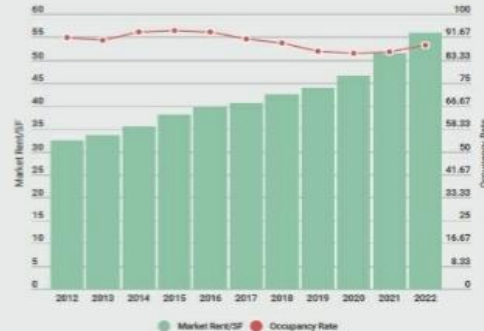
97.4%
Occupancy Rate

PAST 10 YEARS

\$32.27
Market Rent/SF

4%
Market Rent Growth
12 Mo

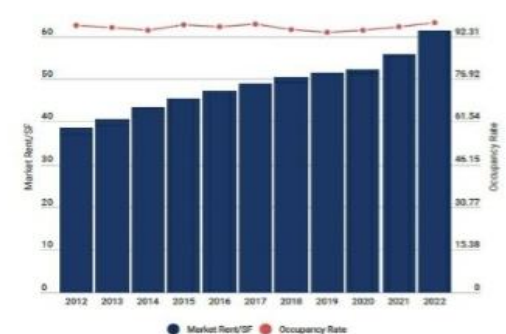
91.6%
Occupancy Rate



\$38.68
Market Rent/SF

6%
Market Rent Growth
12 Mo

96.2%
Occupancy Rate



GROVE ECONOMICS

The combination of chef-driven restaurants, charming sidewalk cafes, chic boutiques, lush parks, and a glittering shoreline decorated by sailboats make Coconut Grove a destination brimming with scenic serenity and natural splendor.



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Vacation rental investments



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