



6899 NE 4 Ave

The Classic Building
6899 NE 4th Ave. Miami, FL 33138
NNN Investment or Owner-User Opportunity

Exclusively listed by
Fernando Echeverri, CCIM
Great Properties International



EXECUTIVE SUMMARY

Great Properties International, as the exclusive listing agent, is pleased to offer the opportunity to acquire a 100% fee-simple interest in an industrial warehouse located in one of South Florida's fastest-growing neighborhoods. The property is fully leased through February 2025, presenting an exceptional opportunity for both owner-users and investors.

INVESTMENT HIGHLIGHTS

- Stand-alone 20,025 sq. ft. warehouse, with additional with a 6,025 sq. ft. mezzanine on a 30,056 sq. ft. corner lot.
- Located in the rapidly developing Little River District of Miami, just a short distance from the proposed Magic City Innovation District, restaurants, art galleries, and shops.
- The property is also close to the future Brightline station, offering fast rail connectivity between Miami, Palm Beach, and Orlando.
- Fully renovated in 2020, with upgrades including HVAC systems throughout, epoxy flooring, 3-phase heavy power (600 amps), ESFR-25 sprinklers, impact windows, and a full roof replacement.



OFFERING SUMMARY

Asking Price: \$9,025,000

Property Address: 6899 NE 4 Ave, Miami, FL 33138

Building Area: 20,025 SF (1st Level)
+ 6,025 SF (2nd Level Mezzanine)

Lot Size: 30,056 SF

Year Built : 1956, Renovated 2021

Opportunity Zone: Yes

Zoning: D-2

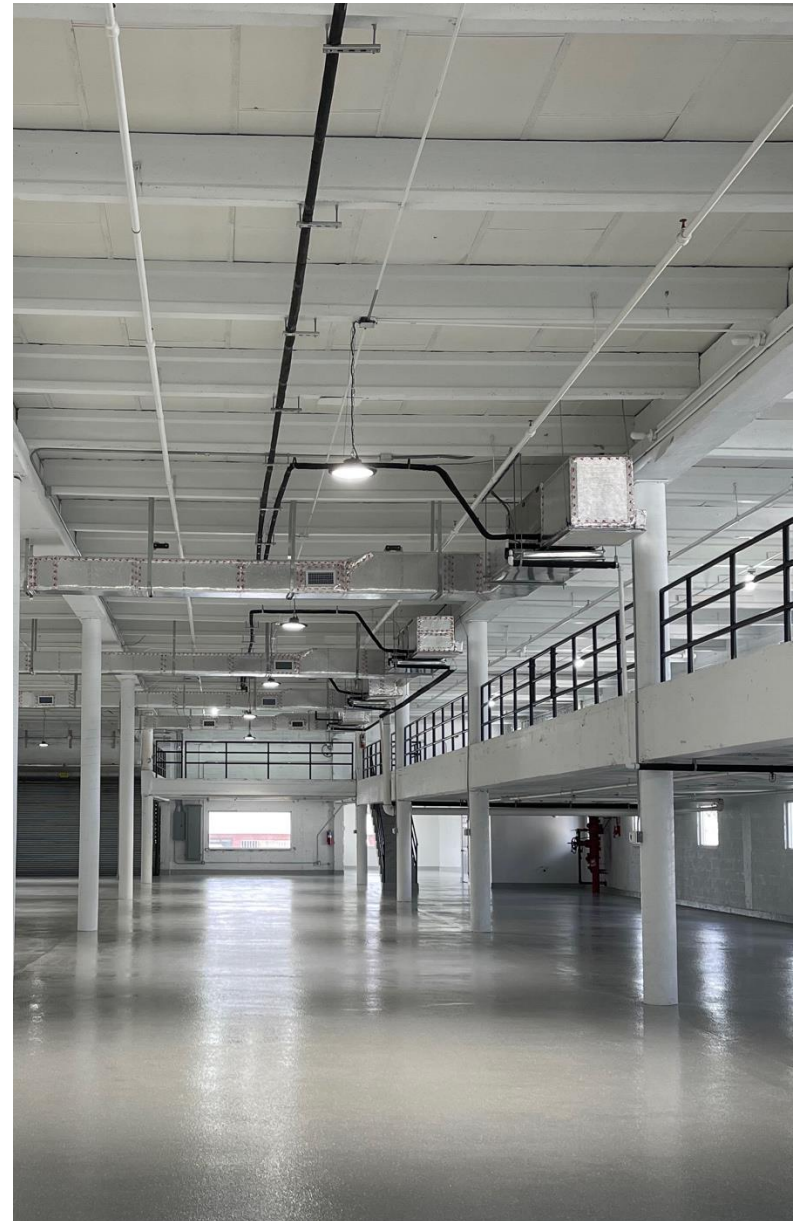
Opportunity Type: NNN Investment or Owner-User

NOI: 560,700

Cap Rate: 6.21% (Proforma)

Lease Type: NNN

Tenancy: Single or Dual-Tenant Property





PROPERTY SUMMARY

20,025 SF

Building Area (1st Level)

6,025 SF

2nd Level Mezzanine

30,056 SF

Lot Size

18.5' feet

Ceiling Height

1956 / 2020

Built/Renovated

2 Docks / 2 Ramps

Loading

ESFR-25

Sprinklers

100%

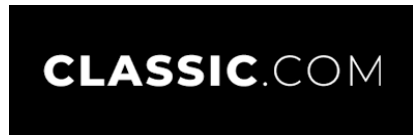
Air-Conditioned

3-Phase 600 Amps

Power

ABOUT LITTLE RIVER

Little River is an up-and-coming Miami neighborhood, blending industrial charm attracting trendy cafes, galleries, car collectors, and many growing businesses. As the area transforms, Little River offers strong potential for value growth, making it a promising spot for investors for future appreciation. With ongoing development, it's poised to become one of Miami's most dynamic districts.





MIAMI
DESIGN
DISTRICT

dinko

ULTRA

FIORITO

CLASSIC.COM

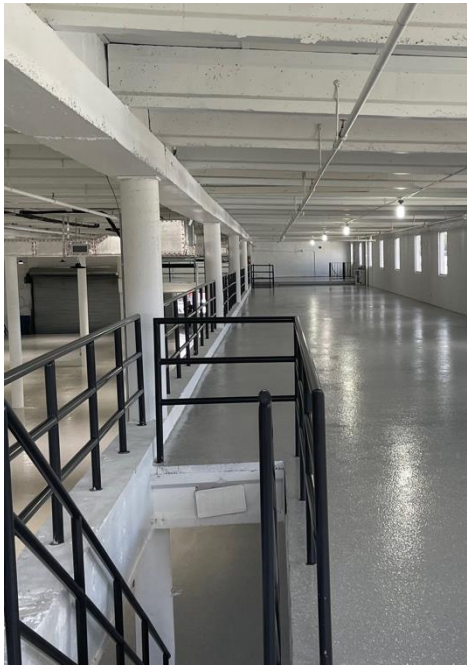
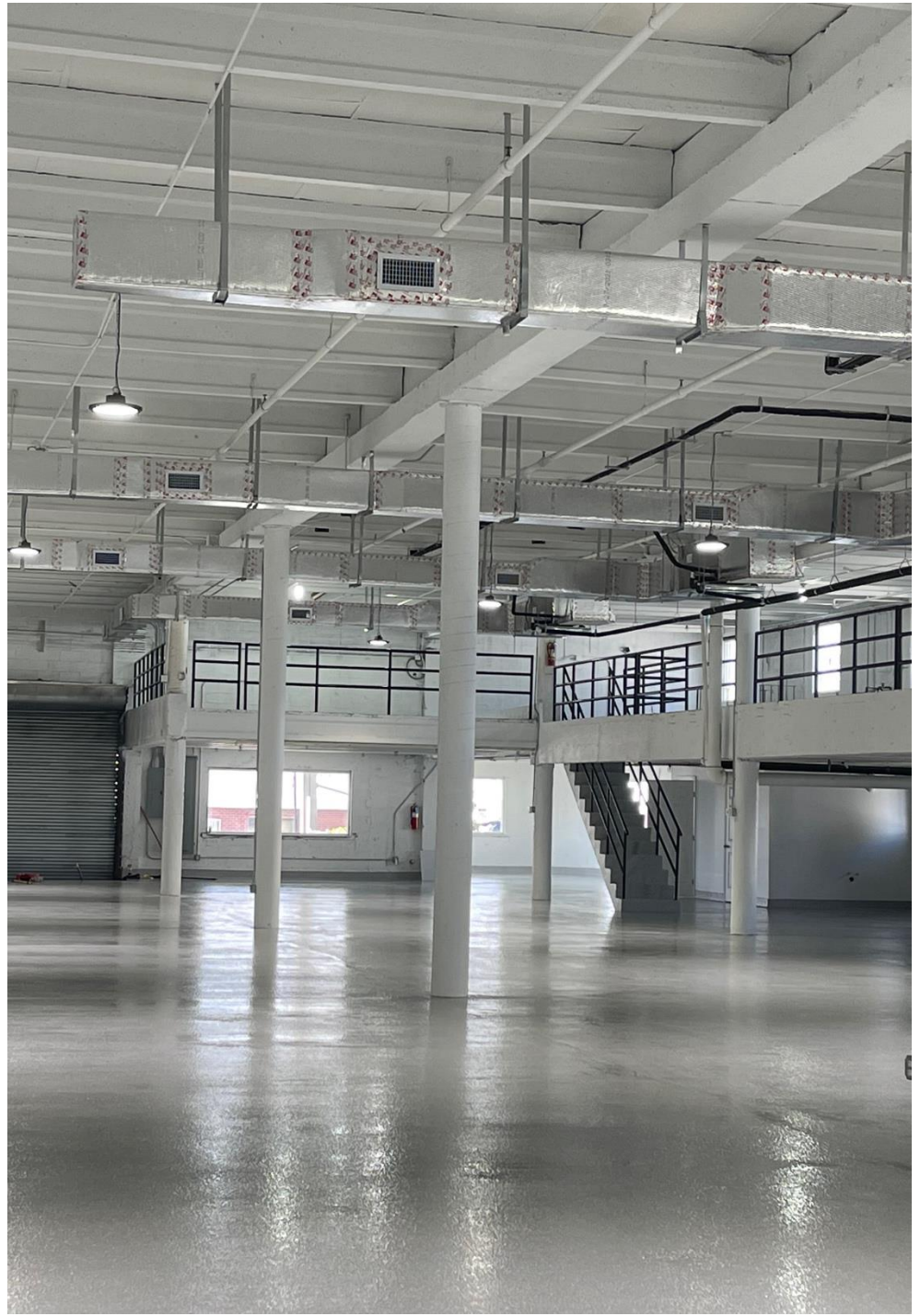
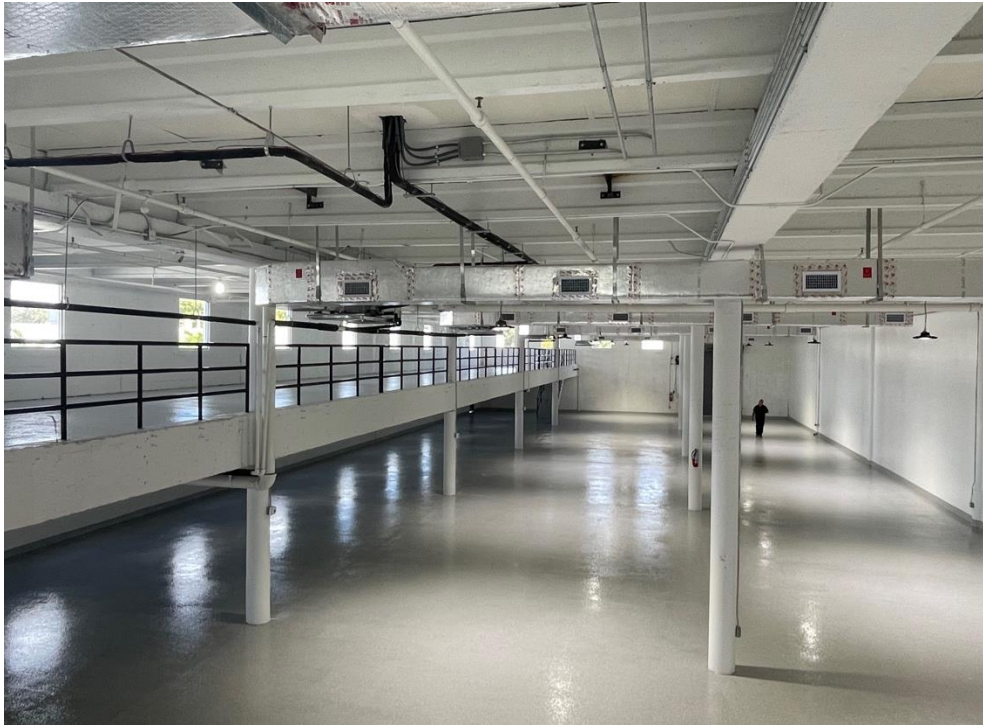
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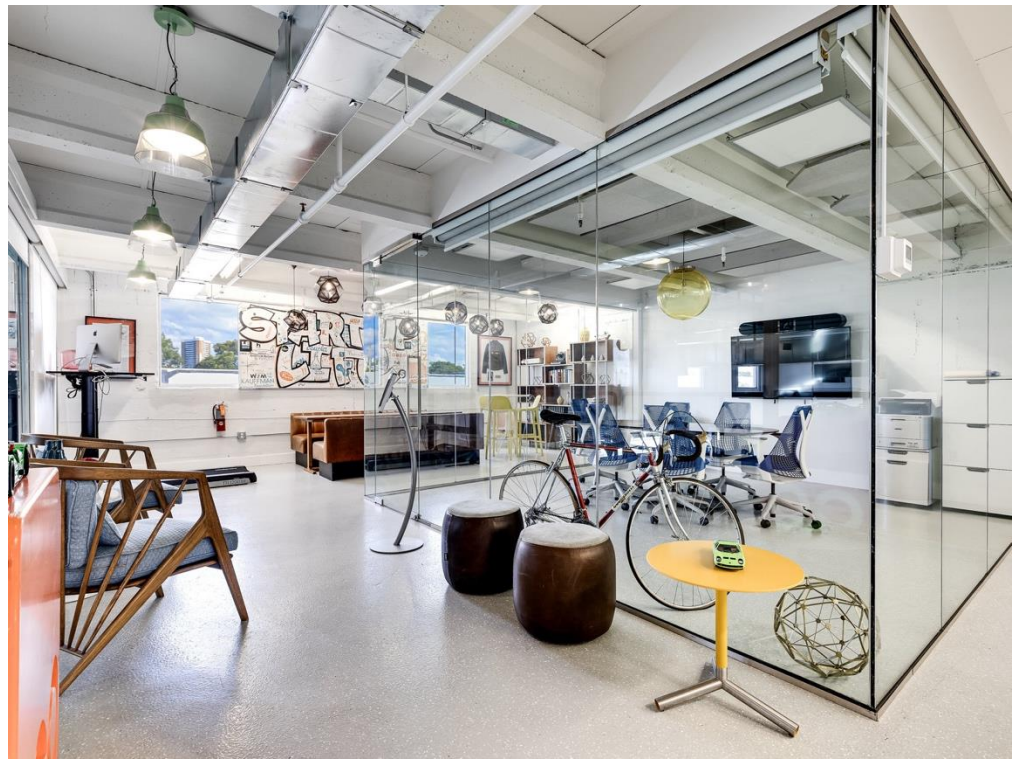
6899 NE 4TH AVE



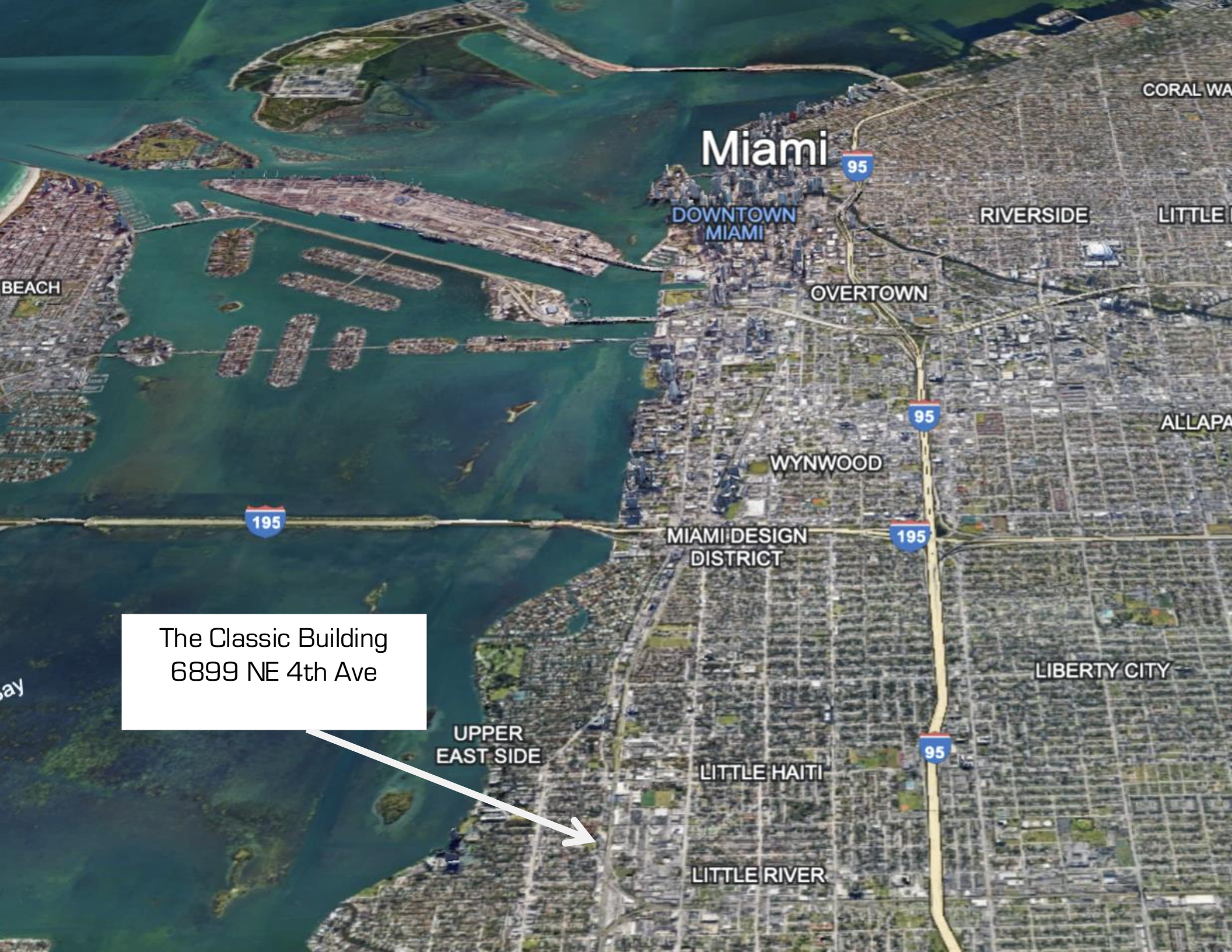












Miami

DOWNTOWN MIAMI

OVERTOWN

WYNWOOD

MIAMI DESIGN DISTRICT

UPPER EAST SIDE

LITTLE HAITI

LITTLE RIVER

RIVERSIDE

LITTLE

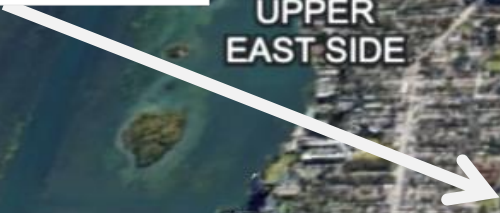
ALLAPA

LIBERTY CITY

CORAL WA

BEACH

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6899 NE 4th Ave





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