

MIAMI URBAN CORE

64 NW 54th Street Miami, Florida 33127

FOR SALE

STABILIZED INCOME ASSET

Immediate Cash Flow - Long Term Upside



Information herein from sources believed reliable but not verified. Chariff Realty Group recognizes cooperating brokers only with prior written disclosure of exclusive representation and written acknowledgment by Chariff. No retroactive registrations. Full terms: [chariff.com/privacypolicy/](https://www.chariff.com/privacypolicy/).

www.chariff.com
(305) 576-7474

CONFIDENTIAL

This is a confidential memorandum intended solely for your own limited use to determine whether you wish to express any further interest in the property. This confidential memorandum contains brief, selected information pertaining to the business and affairs of the property and has been prepared by Chariff Realty Group, (“Chariff Realty Group”), primarily from information supplied by the Owner. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective investor may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor Chariff Realty Group, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto. Prospective investors are advised to verify the information independently.

The Owner reserves the right to change the price or any information in this Memorandum, or to withdraw the property from the market at any time, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the property or of the Owner, nor shall it constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this memorandum. By your receipt of this confidential memorandum, you agree that the information contained herein is of a confidential nature and you will not disclose this memorandum or any part of the contents to any other person, firm or entity without prior authorization from Chariff Realty Group.

EXECUTIVE SUMMARY

ASKING PRICE

\$4,250,000

ZONING

T5-O

LOT SIZE

13,400 SF ±

BUILDING SIZE

8,300 SF ±

SUBMARKET

Buena Vista
Little Haiti

ADDRESS

64 NW 54th St
Miami, FL 33127

INVESTMENT HIGHLIGHTS

- Central Miami infill location
- Proximity to multiple high-growth districts
- Excellent vehicular and commuter access
- Modern construction (2017)
- Stabilized income with upside potential
- Safe, long-term hold in a proven growth corridor



CENTRAL MIAMI POSITION

Positioned at 64 NW 54th Street, the property sits at the intersection of Miami's most dynamic and fastest-evolving neighborhoods.

This central infill location benefits from immediate proximity to major lifestyle, creative, and mixed-use districts, placing the asset directly in the path of continued growth and demand spillover.

MIAMI DESIGN DISTRICT	~1.3 Miles
BUENA VISTA	~0.6 Miles
LITTLE HAITI	~0.8 Miles
MAGIC CITY	~1.6 Miles
LITTLE RIVER	~1.4 Miles
MIDTOWN MIAMI	~1.5 Miles
WYNWOOD	~2.0 Miles



STABILIZED LOW RISK INVESTMENT

- **Built in 2017** – relatively new construction with modern building standards
- **Very stabilized asset** with predictable cash flow, Minimal near-term capital expenditure risk compared to older vintage properties



This is a core-plus opportunity
offering stability today with upside tomorrow.

2017

Year Built

100%

Occupancy

CorePlus

Investment Type

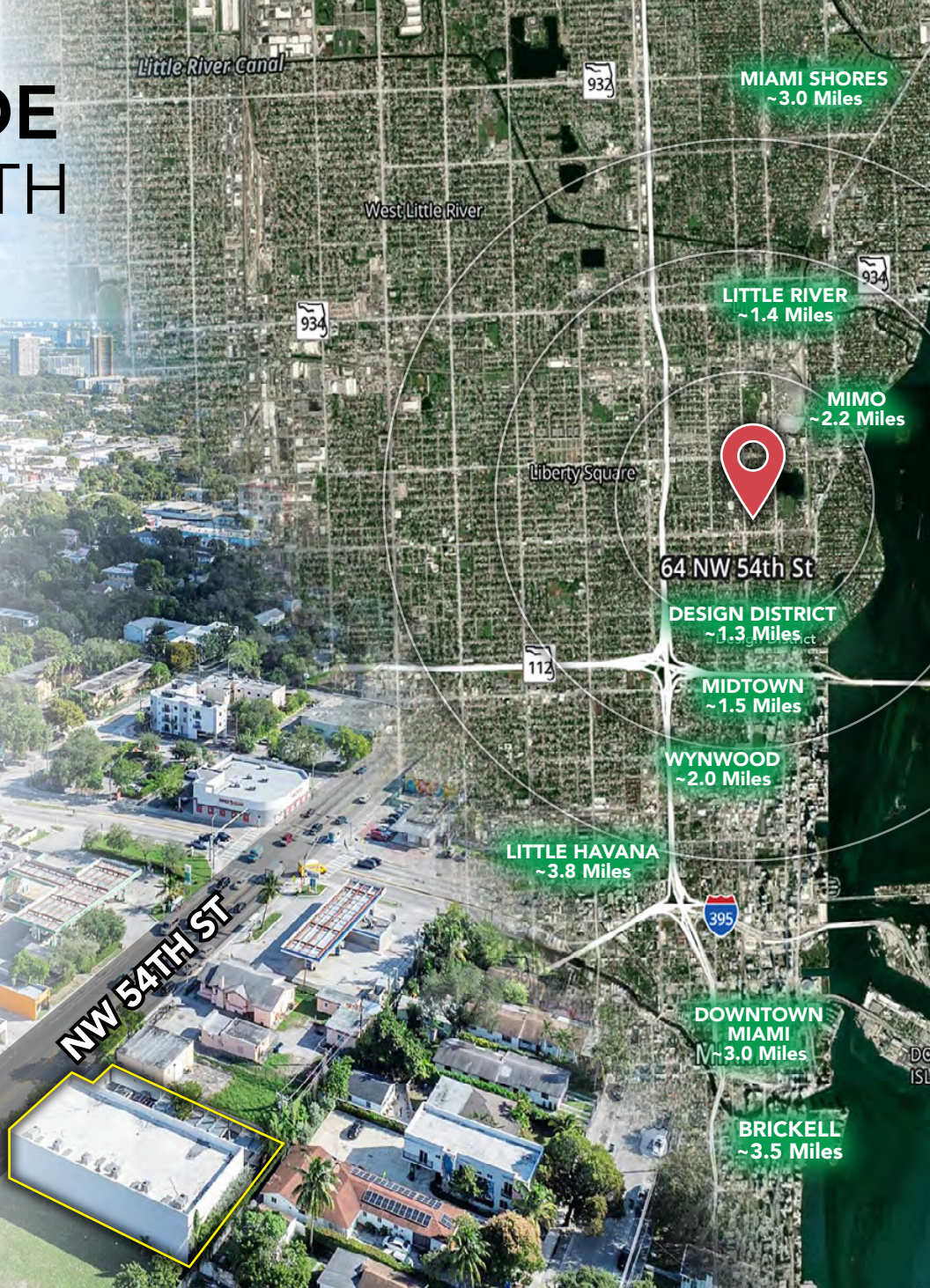


STRONG RENTAL UPSIDE PATH OF PROVEN GROWTH

Rents in nearby submarkets—**Design District, Wynwood, Edgewater, MiMo, and Little River**—have experienced **significant upward pressure**, driven by:

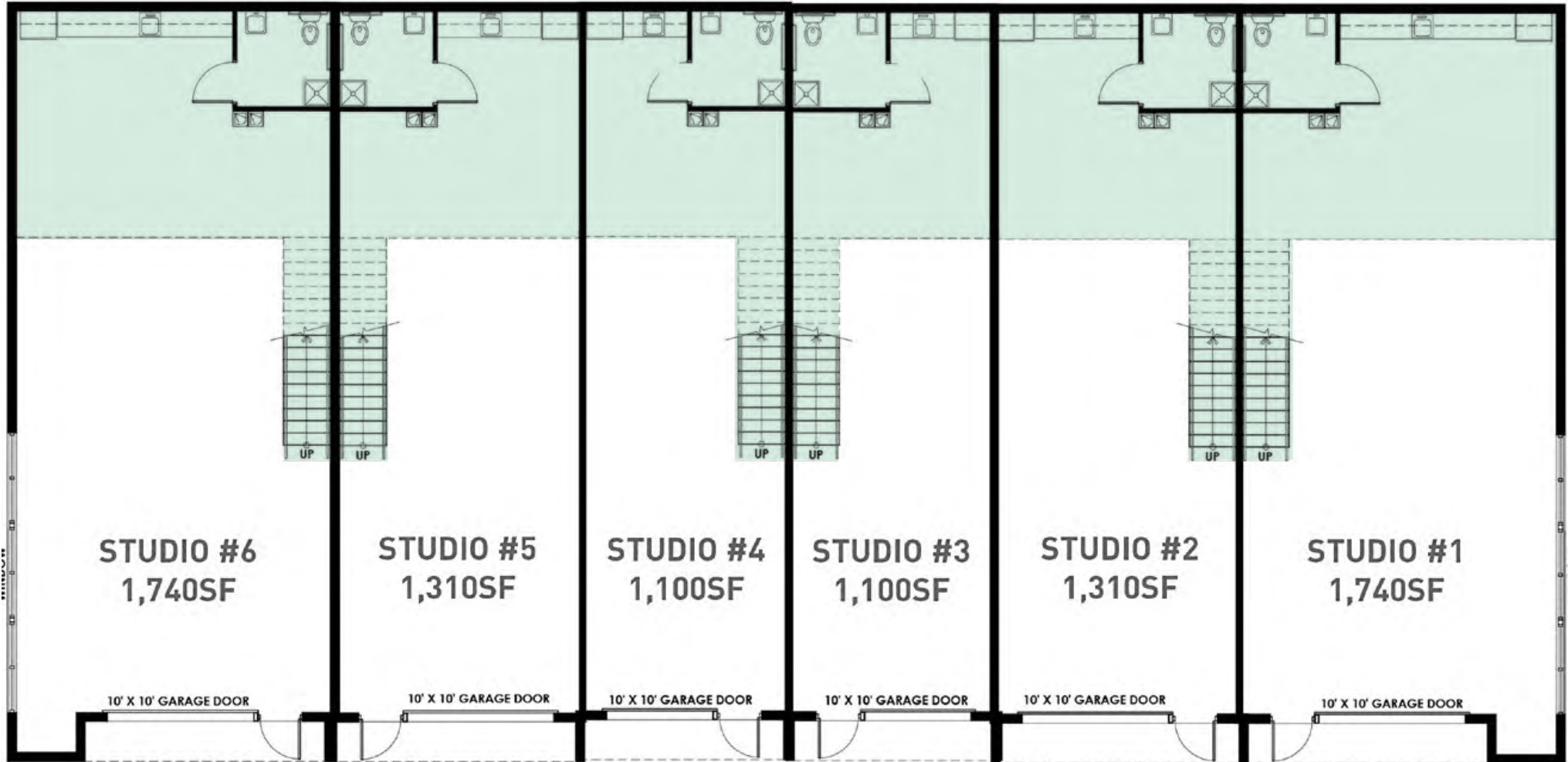
- Institutional investment and redevelopment activity
- Limited new supply of comparable product
- Continued demand from creative, office, showroom, and service users

As these surrounding markets continue to mature, **64 NW 54th Street is well-positioned to capture future rent growth**, offering investors both income security and appreciation potential.

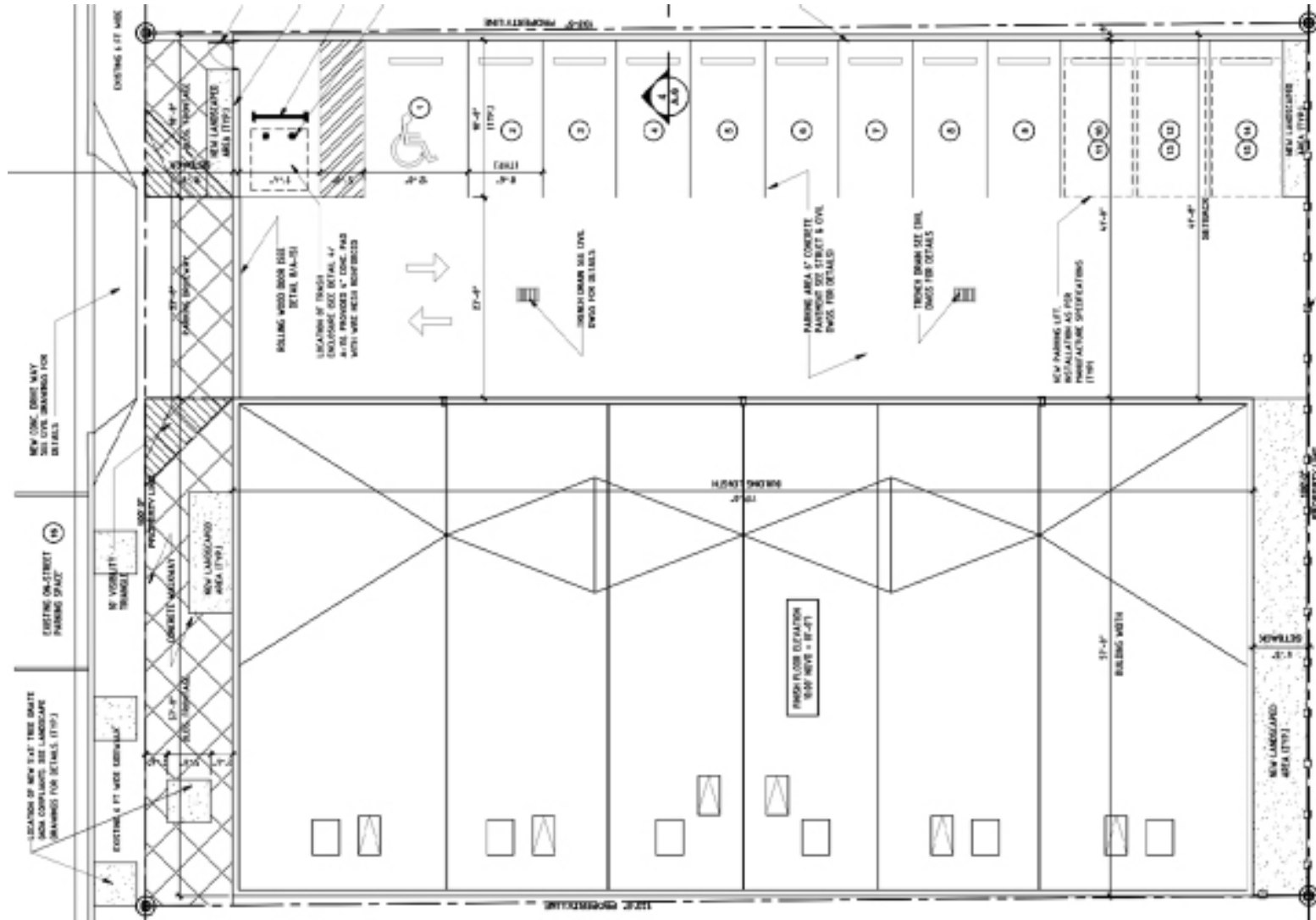


FLOORPLAN

○ MEZZANINE



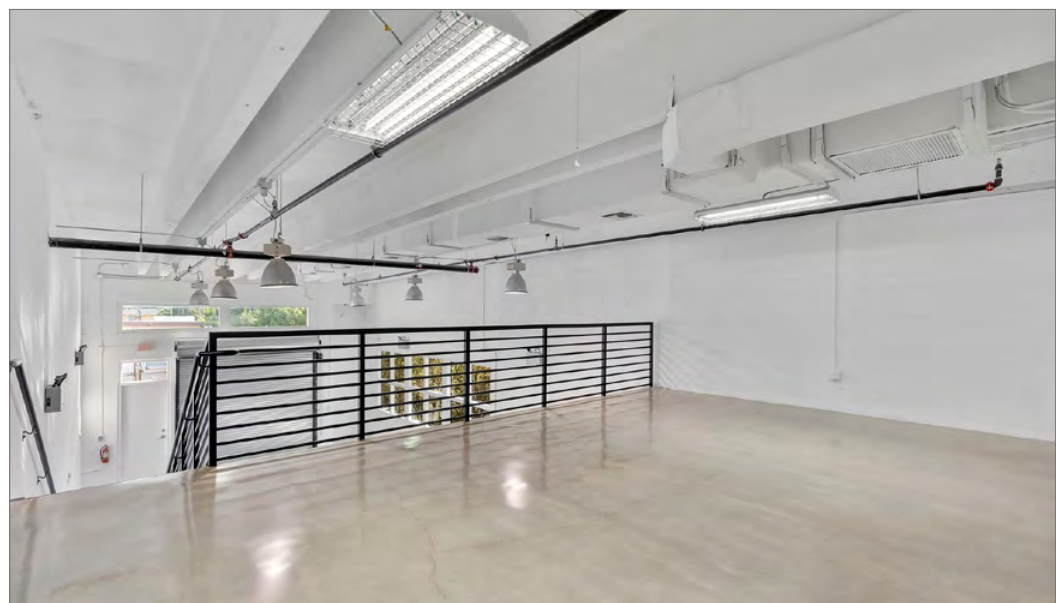
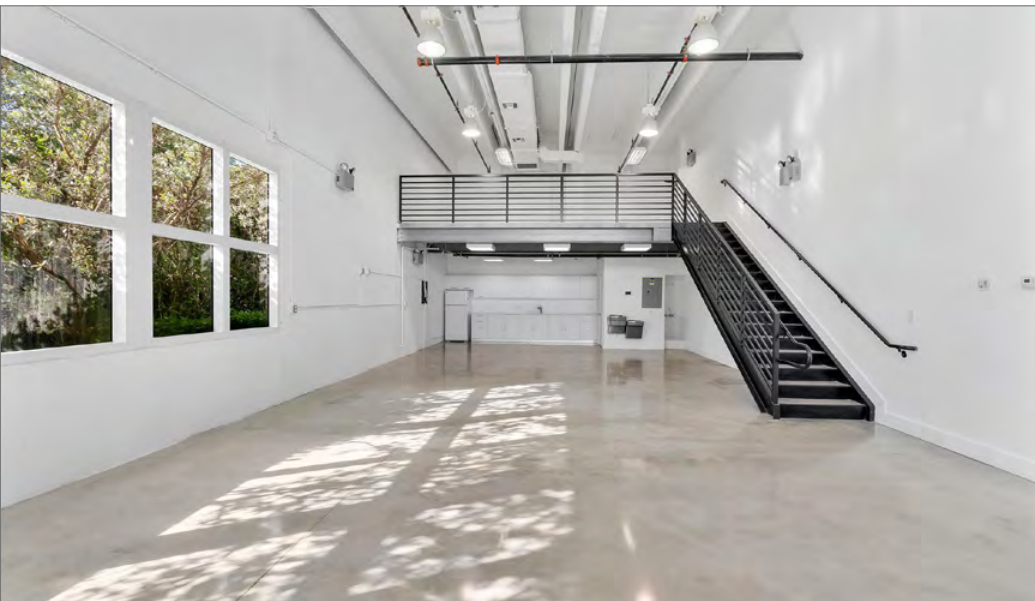
SITE PLAN



EXTERIOR PHOTOS



INTERIOR PHOTOS



AERIAL (EAST VIEW)

MIMO
←

MORNINGSIDE
↓

MIAMI BEACH
↓

DOWNTOWN MIAMI
→

Biscayne Blvd

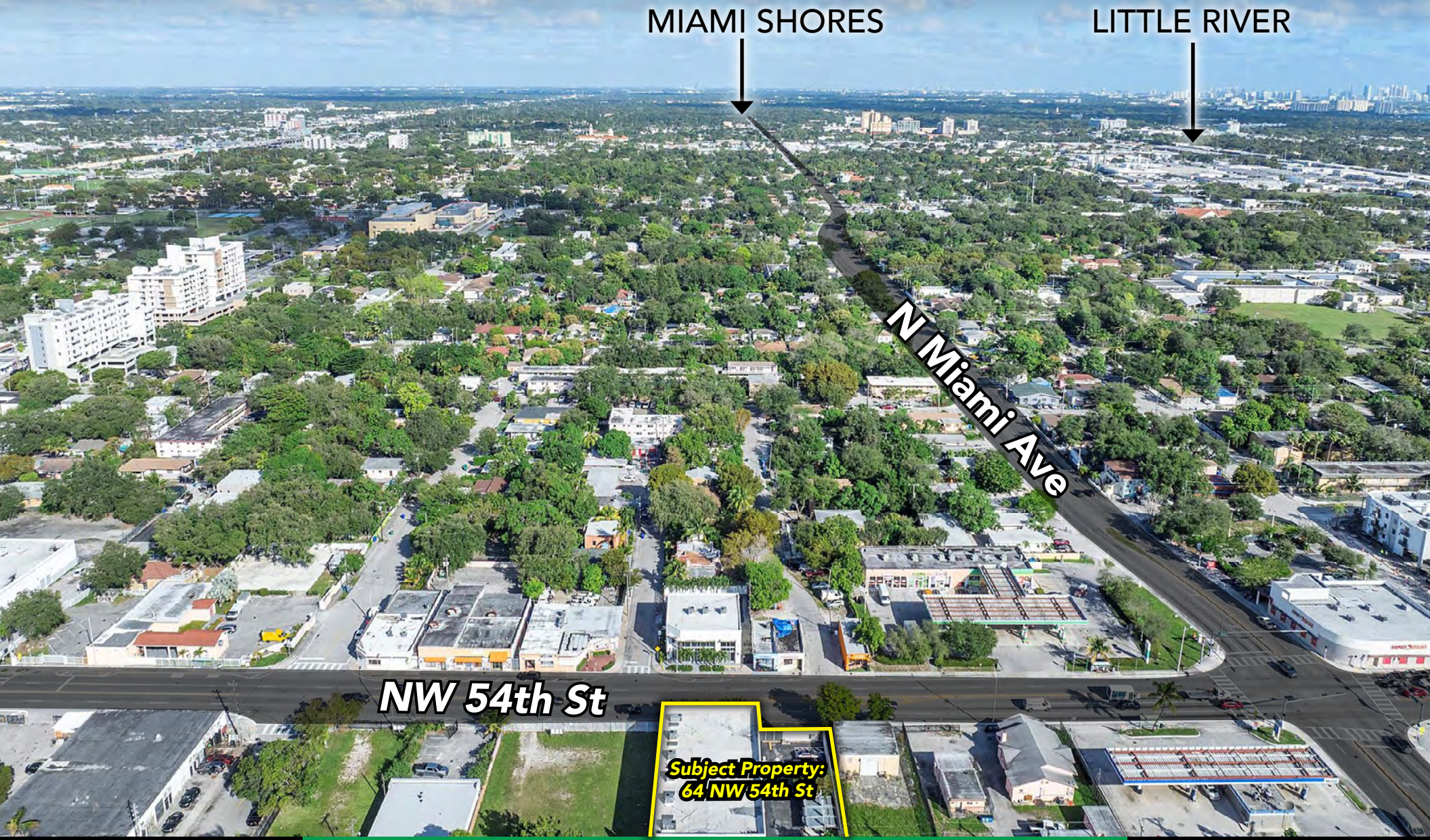
N Miami Ave

N Miami Ave

NW 54th St

**Subject Property:
64 NW 54th St**

AERIAL (NORTH VIEW)



MIAMI SHORES

LITTLE RIVER

N Miami Ave

NW 54th St

Subject Property:
64 NW 54th St

AERIAL (WEST VIEW)

MIAMI INT'L
AIRPORT



HIALEAH



I-95 Expressway
(approx. 39,000+ DTC)

NW 1st Ave

NW 54th St

**Subject Property:
64 NW 54th St**

AERIAL (SOUTH VIEW)

EDGWATER

MIAMI DESIGN DISTRICT

DOWNTOWN MIAMI

WYNWOOD

 **I-95 Expressway**
(approx. 39,000+ DTC)

N Miami Ave

NW 1st Ave

NW 54th St

Subject Property:
64 NW 54th St

LOCATION OVERVIEW

EXCEPTIONAL CONNECTIVITY & ACCESS

The property benefits from strong regional and local connectivity, supporting tenant accessibility and long-term demand.

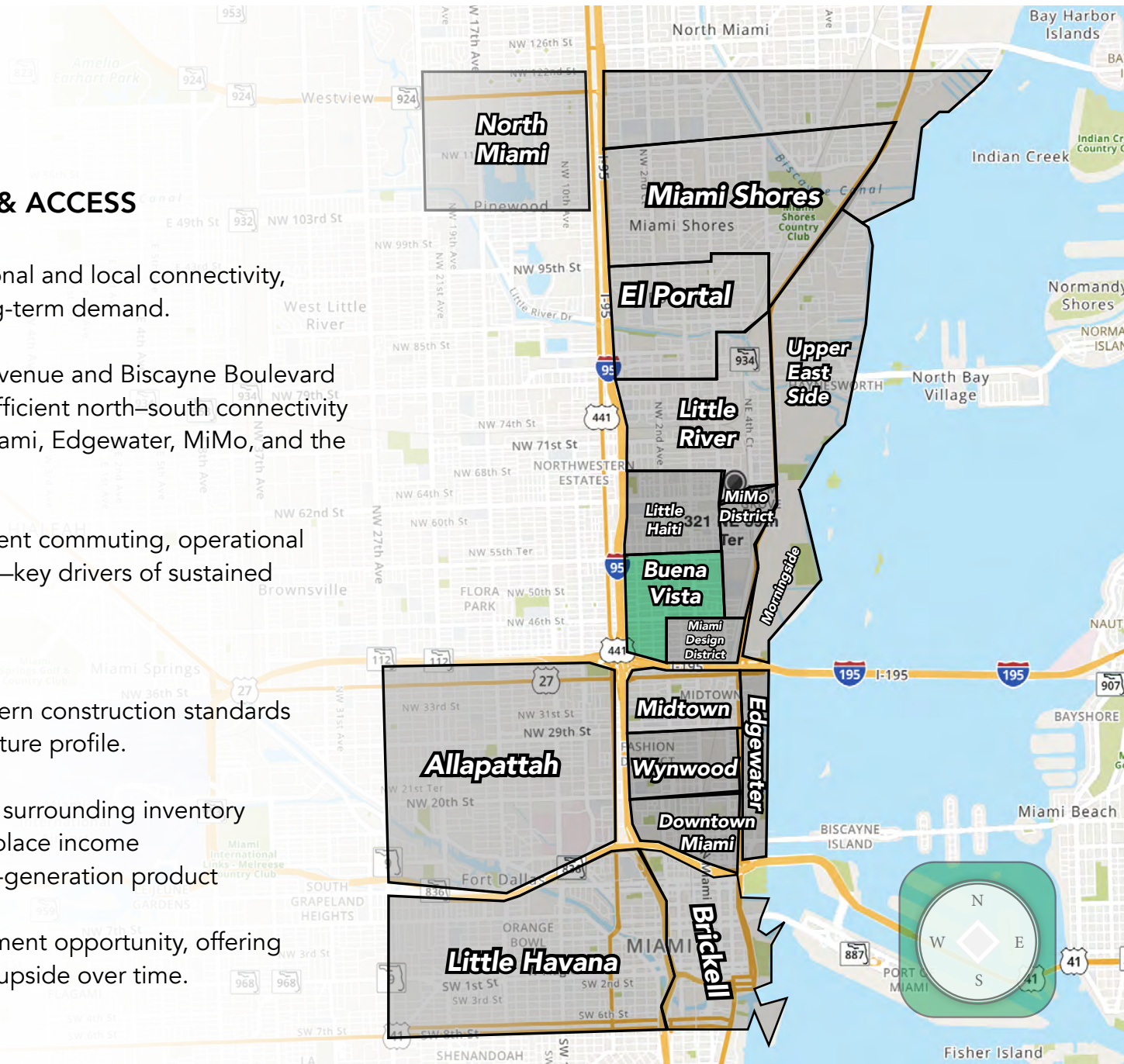
- Immediate access to North Miami Avenue and Biscayne Boulevard
- Minutes to Interstate 95, enabling efficient north-south connectivity
- Convenient access to Downtown Miami, Edgewater, MiMo, and the broader urban core

This level of accessibility supports efficient commuting, operational flexibility, and convenient client access—key drivers of sustained occupancy and rental stability.

Built in 2017, the property reflects modern construction standards and a limited near-term capital expenditure profile.

- Relatively new vintage compared to surrounding inventory
- Stabilized asset with predictable in-place income
- Reduced capex risk relative to older-generation product

The asset represents a core-plus investment opportunity, offering income stability today with embedded upside over time.





5801 BISCAYNE BOULEVARD
MIAMI, FLORIDA 33137

www.chariff.com

(O) 305-576-7474

(F) 305-576-7494

 @chariff

 @chariff

 @chariffrealty



Lyle Chariff

President/Broker
(305) 576-7474
lyle@chariff.com



Mauricio Zapata

Principal/Broker
(305) 576-7474
mauricio@chariff.com