



## 3490 NW 32ND AVE MIAMI, FL 33142

Seize this exceptional investment opportunity in a high-traffic, mixed-use property along NW 32nd Avenue, just blocks from Miami's main NW 36th Street corridor. This versatile property delivers multiple income streams, featuring a spacious restaurant/nightclub generating \$9,000 monthly on the ground floor and four residential units producing \$7,200 monthly, with potential for 15-20% income growth without major repairs - current in place is \$220,000 gross. A well-maintained CBS duplex includes two 2-bed, 1-bath units currently rented below market, presenting immediate upside. The property also includes a yard leased for truck parking and storage, adding \$2,400 monthly.

With substantial land banking potential, this property qualifies under the new Live Local SB 102 Act, offering the chance to enhance density and building height for a transformative high-density, mixed-use development.

**PRICE: \$2,900,000**

Building Size: 5,006 Sq Ft

Land Size: 5,500 Sq Ft

Zoning: RC-15

Year Built: 1926

Income/Expenses		Proforma
Unit 1: Restaurant/Nightclub	\$9,000	\$9,700
Unit 2: 2/1 Duplex	\$1,800	\$2,250
Unit 3: 2/1 Duplex	\$1,800	\$2,250
Unit 4: 1/1 Apt Above Retail	\$1,800	\$1,900
Unit 5: 1/1 Apt Above Retail	\$1,800	\$1,900
Yard Space Storage	\$2,140	\$2,500
<b>GrossIncome</b>	<b>\$194,400</b>	<b>\$216,000</b>
<b>Vacancy 5%</b>	<b>\$0</b>	<b>\$10,800</b>
R.E. Tax	\$8,116	\$16,720
Insurance	\$2,000	\$29,000
Waste	Taxes	Taxes
Utilities: water & sewer	\$2,800	\$2,800
FPL	\$1,800	\$1,800
Fire maintenance	\$150	\$150
Repairs/Maintenance	\$4,000	\$4,000
Total Expense	\$18,866	\$65,270
EGI	9.70%	30.20%
<b>NOI</b>	<b>\$175,534</b>	<b>\$150,730</b>
<b>ASKING PRICE</b>	<b>\$2,900,000</b>	<b>\$2,900,000</b>
<b>CAP RATE</b>	<b>6.10%</b>	<b>5.20%</b>

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