



INVESTMENTS REALTY

MIXED USE

Retail (Restaurant) and Multifamily - Upper East Side Submarket

615 NE 76th St, Miami FL 33138

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ASSET BREAKDOWN

Global Investments Realty proudly presents a rare opportunity to acquire a high-visibility mixed-use asset in one of Miami’s most exciting growth markets — the Upper East Side, right in the heart of the MiMo District.

Situated directly on Biscayne Boulevard, this property benefits from unmatched exposure, strong foot traffic, and seamless accessibility. Whether you're an investor seeking steady income or looking to redevelop in a dynamic urban corridor, this opportunity checks every box.

Property Highlights

- Total Lot Size: 9,600 SF. Structures: One-story retail building + two-story residential building
- Tenant Mix | Retail: Leased to the popular neighborhood restaurant La Social.
Residential: 3 fully-leased units. One 2 Bed / 2 Bath. Two 1 Bed / 1 Bath.
- Zoning: T6-8-O — offering flexible development potential
- Financial Snapshot: Annual Effective Gross Income: \$148,152 (as of 5/22/2025). Updated financials and rent roll available during due diligence.

This is your chance to own a mixed-use gem in one of Miami’s most culturally rich and rapidly transforming areas. With income in place and long-term upside, this property is ideal for investors and developers.

MIXED USE	JOEL RODRIGUEZ Principal / Broker	joel@glirealty.com	O. 305.635.3005 C. 786.285.7739
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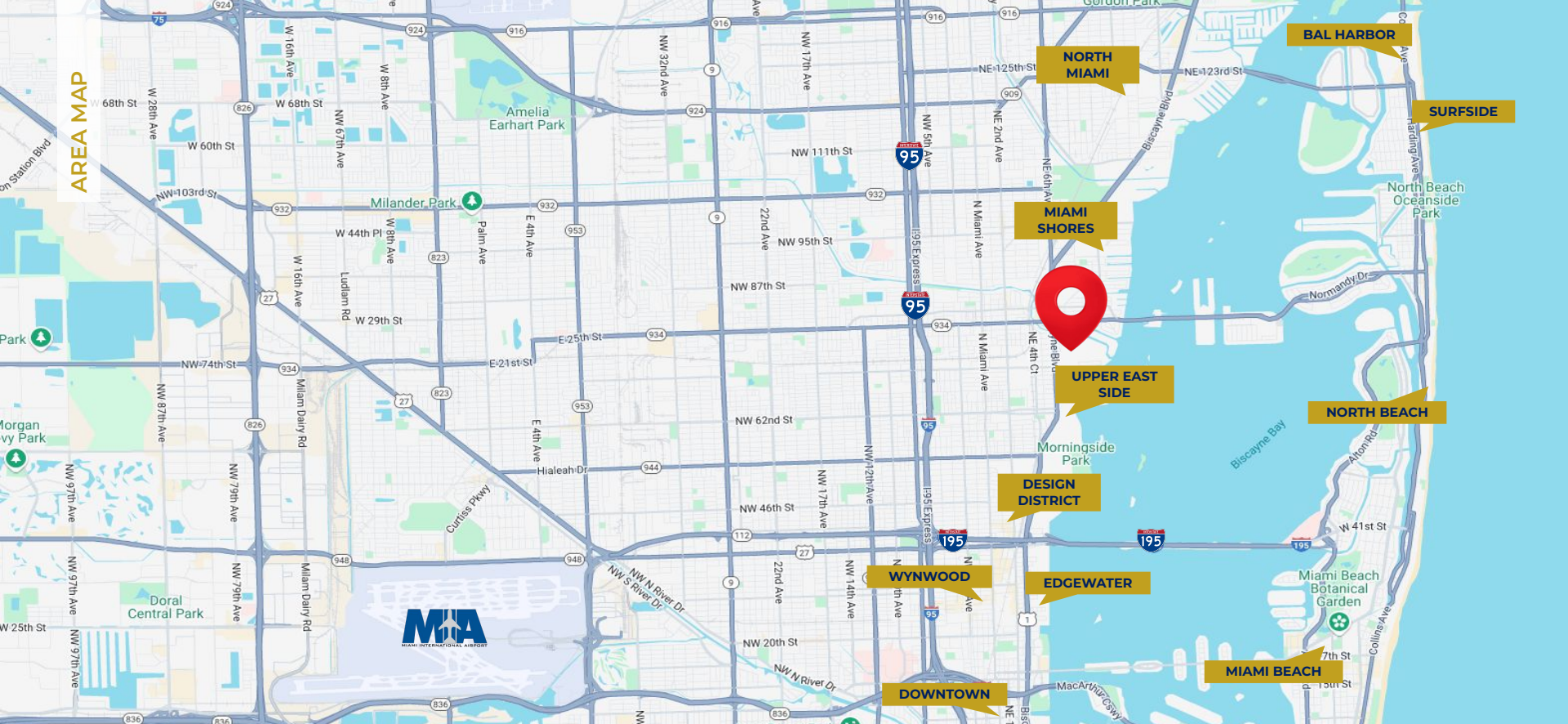
Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by the principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



CITY OF MIAMI - UPPER EAST SIDE SUBMARKET

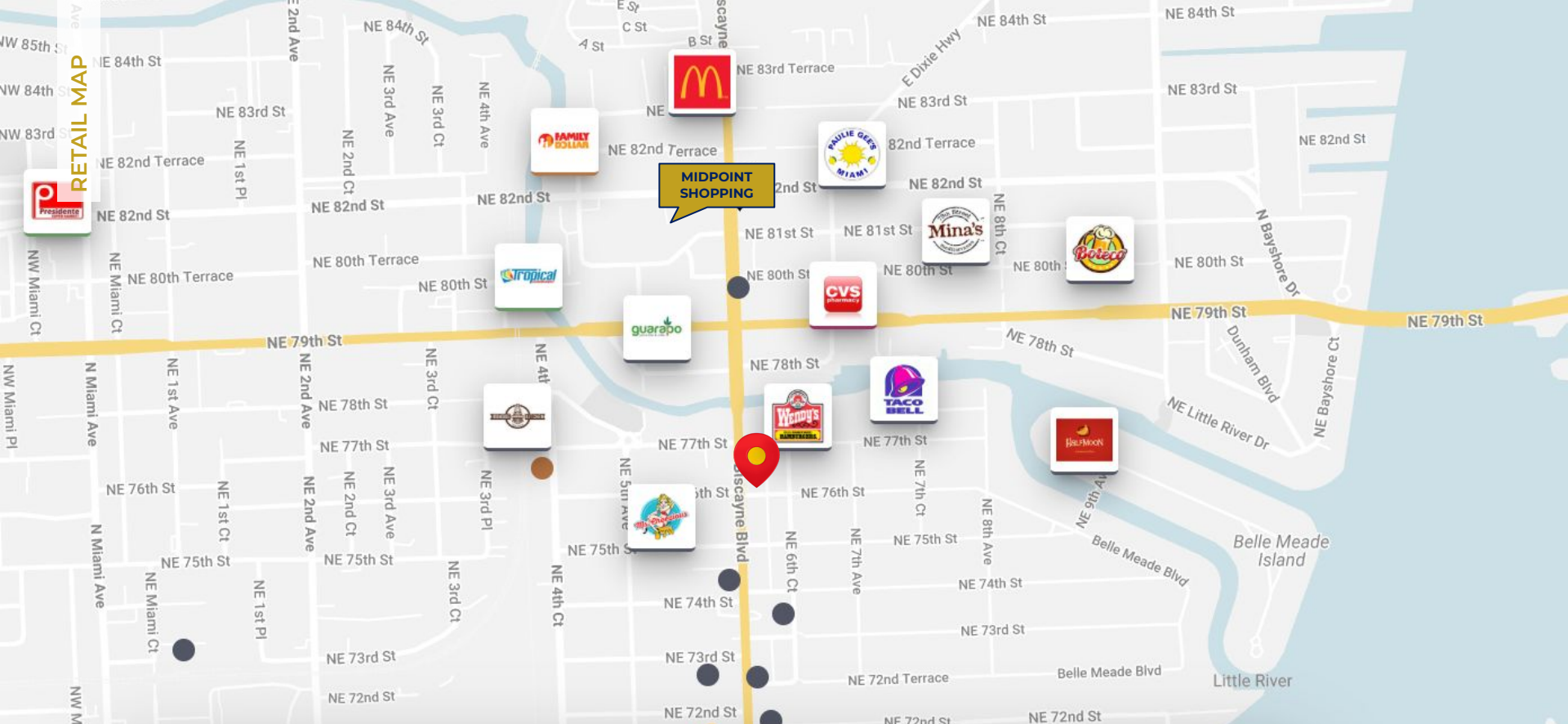
Folio:	01-3207-018-0160
Existing Building (LA):	2,663 SF*
Buildings:	2
Lot size:	9,600 SF*
Units:	3
Year Built:	1934-2001
Zoning:	T6-8-O
PRICE:	\$2,400,000
<i>Price Per Foot (Land):</i>	<i>\$250.00</i>

* According to Property Appraiser - Miami-Dade County





AREA MAP



AERIAL VIEW





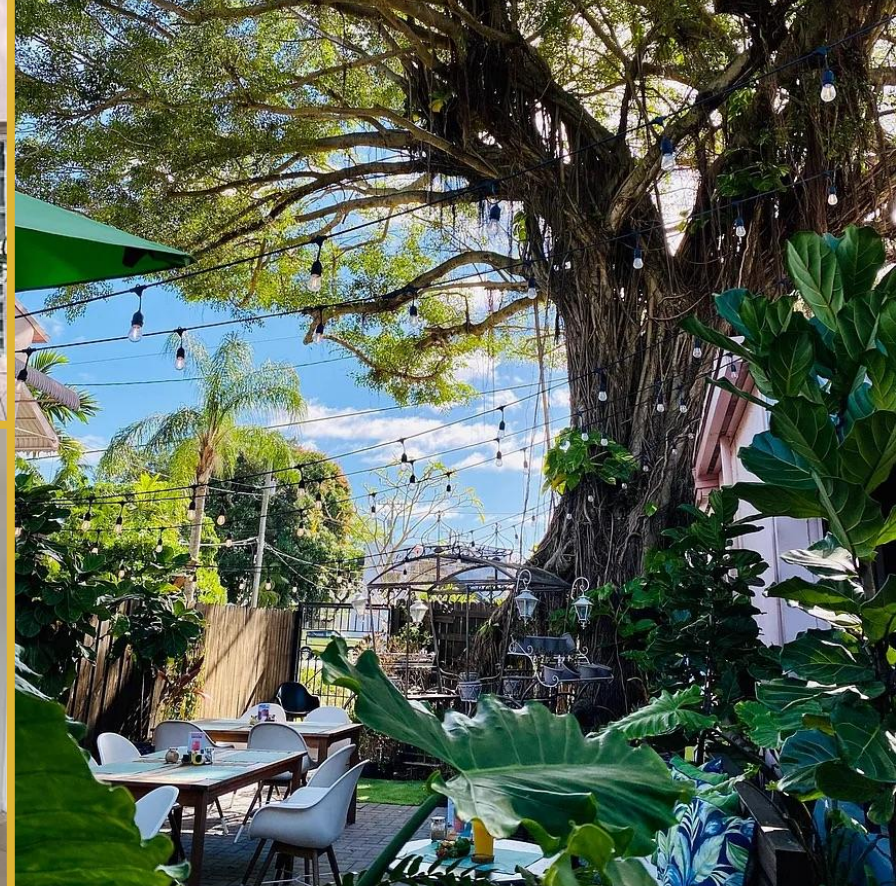


STREET VIEW





APARTMENTS





BELLE MEADE STUDIOS LLC

RENT ROLL A/O 05/22/2025

Subject Property:

615 NE 76 St

Lot Size:

9,600 SF

Zoning:

T6-8-O

TYPE OF UNIT	MIX	MONTHLY	ANNUAL
7601 Restaurant	-	\$9,046	\$108,552
615 Apartment	1 Bd / 1 Ba	\$0	\$0
617 Apartment	1 Bd / 1 Ba	\$1,650	\$19,800
619 Apartment	Studio	\$1,650	\$19,800
SUBTOTAL		\$12,346	\$148,152

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INVESTMENTS REALTY



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