



Versatile Mixed-Use Development

4110 NW 22ND AVENUE, MIAMI, FLORIDA SUNSHINE is a thoughtfully designed five-story mixed-use development that blends residential living with professional and retail opportunity—positioned to deliver both strong cash flow and long-term asset value. The property features a well-balanced unit mix, including eight one-bedroom, one-bathroom apartments, eight spacious two-bedroom, one-bathroom units, and two efficiently designed studio residences, catering to a wide range of tenants from young professionals to small families. Complementing the residential component are two dedicated office suites, ideal for medical, legal, or other professional users seeking a convenient, integrated workspace. At the street level, a prime retail unit offers an exceptional opportunity for a boutique business, café, or service-oriented tenant to anchor the building and drive foot traffic. SUNSHINE's diversified layout is strategically crafted to maximize multiple income streams while reducing vacancy risk, making it an attractive investment opportunity. By combining residential density with professional and retail presence, the property creates a dynamic live-work environment that enhances tenant appeal and supports consistent, sustainable revenue growth.



Listing Price \$10,000,000

Zoning 6051

Lot Size 0.13 Acres

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