



# 2433 NW 7 ST, MIAMI, FL

*For Sale | \$4,700,000*

**SYNERGY REALTY ADVISORS**

2722 SW 37 AVE, MIAMI, FL 33133

305.297.3557

# 2433 NW 7 ST, MIAMI, FL

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**Andros Sarduy**  
 305.297.3557  
 asarduy@synergyrealtymi.com

**Giovanni Vasquez**  
 786.202.3303  
 gvasquez@synergyrealtymi.com

**SYNERGY REALTY ADVISORS** 42 NW 27TH AVE #402, MIAMI, FL 33125 786.536.7287





# PROPERTY INFORMATION

*Section 1*

# 2433 NW 7 ST, MIAMI, FL



## OFFERING SUMMARY

Sale Price:	\$4,700,000
Building Size:	14,151 SF
Lot Size:	19,110 SF
Price / SF:	\$333
Cap Rate:	N/A
NOI:	N/A
Year Built:	1973
Renovated:	2017

## PROPERTY OVERVIEW

Lease with option to buy and short term seller financing now available! Nearly vacant freestanding medical & professional retail/ office building for sale in City of Miami with 31 parking spaces! This amazing corner property has two floors and 14,151 square feet on a 19,110 square foot lot. Building just received the 50 year recertification. One of the few medical office properties with ample parking on the market. First floor is +/- 6,500 sf of fully equipped and remodeled medical space, formerly occupied by Caremax. Owner currently occupies +/- 1,000 sf in the second floor which they need to lease back for a short term while they close out their business. Other second floor offices total +/- 6,500 sf. Total second floor sf is around 7,500. New owner can occupy the entire first floor at closing and most of the second floor. First floor was fully remodeled by Caremax in 2017. T6-8-0 zoning allows for 8 stories by right. Fully built out medical space includes Xray room, many patient offices with water/drainage, connections for dentist chairs, four bathrooms, four A/C units. Second floor needs to be remodeled but has water connections in several offices. Close to City of Miami hospital district. Many exterior renovations were done for 50 year recertification. Property is recertified until 2033.

## PROPERTY HIGHLIGHTS

- Gated and fenced
- 31 parking spaces
- Nearly Vacant
- 40 year recertification just received in 2023

**Andros Sarduy**

305.297.3557  
 asarduy@synergyrealtymiami.com

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## PROPERTY DESCRIPTION

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## LOCATION DESCRIPTION

17 Minutes to Coral Gables  
 16 Minutes to Brickell  
 14 Minutes to Miracle Mile

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 gvasquez@synergyrealtymiami.com

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## LOCATION INFORMATION

Building Name	2433 NW 7 ST, Miami, Fl
Street Address	2433 NW 7 ST
City, State, Zip	Miami, FL 33125
County	Miami-Dade
Market	nw 7 st
Sub-market	little havana
Cross-Streets	nw 7 st and 23 ave

## BUILDING INFORMATION

NOI	N/A
Cap Rate	N/A
Building Class	C
Occupancy %	0%
Tenancy	Vacant
Number of Floors	2
Average Floor Size	6,967 SF
Year Built	1973
Year Last Renovated	2017

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305.297.3557

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PRESENTED BY

# 2433 NW 7 ST, MIAMI, FL



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305.297.3557

asarduy@synergyrealtymiami.com

Giovanni Vasquez

786.202.3303

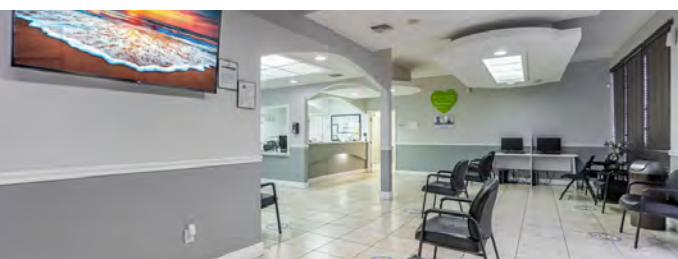
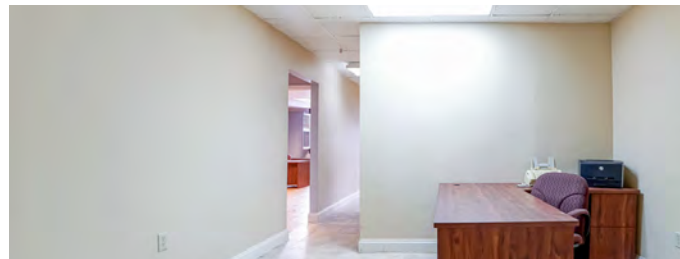
gvasquez@synergyrealtymiami.com

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# LOCATION INFORMATION

*Section 2*

# 2433 NW 7 ST, MIAMI, FL



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**Andros Sarduy**

305.297.3557  
asarduy@synergyrealtymiami.com

**Giovanni Vasquez**

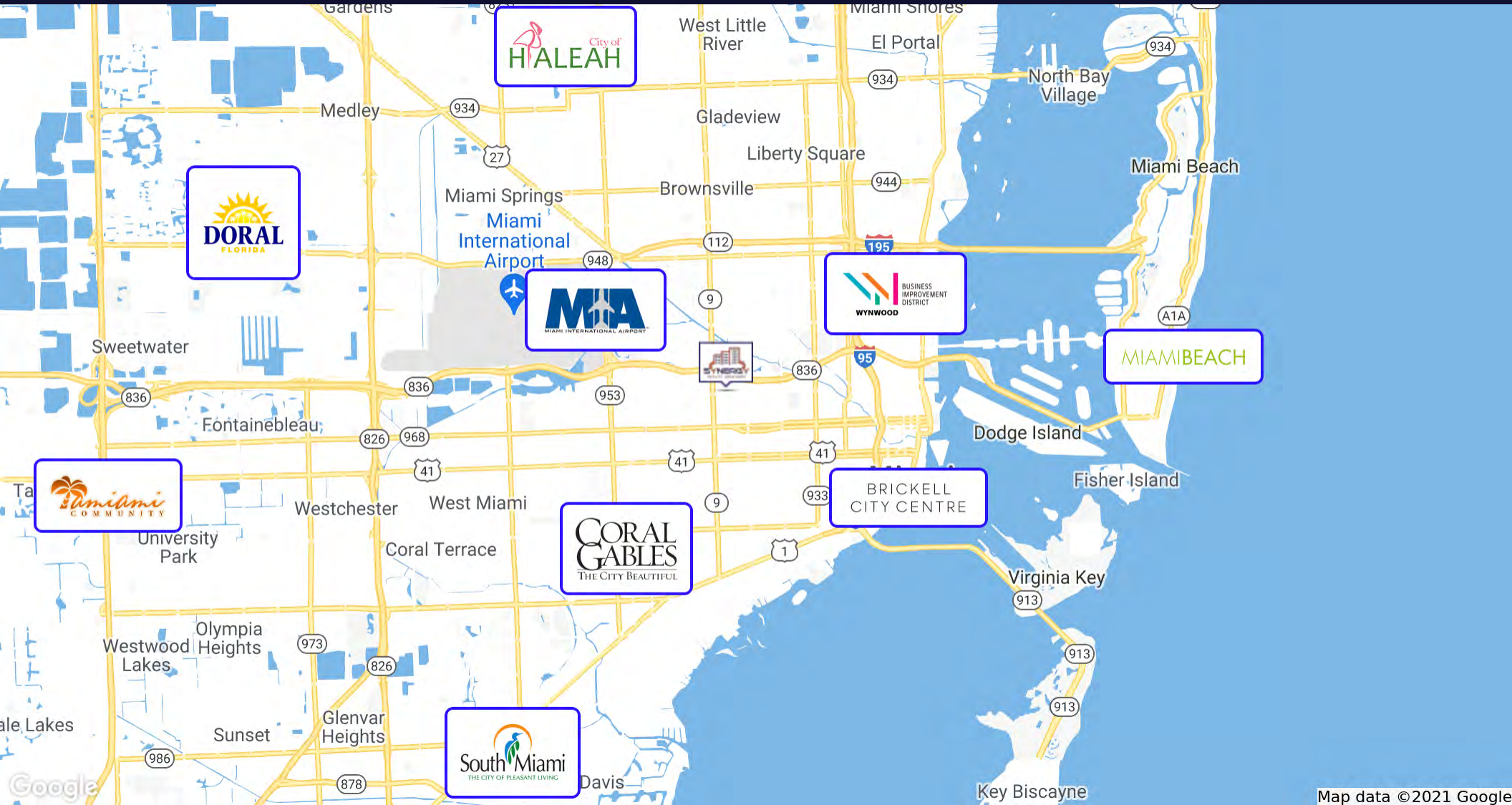
786.202.3303  
gvasquez@synergyrealtymiami.com

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# FINANCIAL ANALYSIS

*Section 3*

## 2433 NW 7 ST, MIAMI, FL

## INVESTMENT OVERVIEW

Price	\$4,700,000
Price per SF	\$333
CAP Rate	N/A
Cash-on-Cash Return (yr 1)	0.0 %
Total Return (yr 1)	\$0
Debt Coverage Ratio	0.0

## OPERATING DATA

Gross Scheduled Income	0
Other Income	-
Total Scheduled Income	0
Vacancy Cost	0
Gross Income	0
Operating Expenses	0
Net Operating Income	0
Pre-Tax Cash Flow	\$0

## FINANCING DATA

Down Payment	\$0
Loan Amount	-

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
Vacant							
Owner							
<b>TOTALS/AVERAGES</b>		<b>13,934</b>			<b>\$0</b>		<b>\$0</b>

- Vacant
- 31 Parking Spaces
- Fenced and gated
- Built out medical space on the first floor
- Just received 50 year recertification

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## INCOME SUMMARY

Vacancy Cost

**NET INCOME**

**\$0**

## EXPENSES SUMMARY

Property taxes	\$34,584
Cleaning and maintenance	\$10,800
Utilities	\$9,936
Repairs	\$0
Insurance	\$4,855

**OPERATING EXPENSES**

**\$60,175**

**NET OPERATING INCOME**

**N/A**

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# DEMOGRAPHICS

*Section 5*



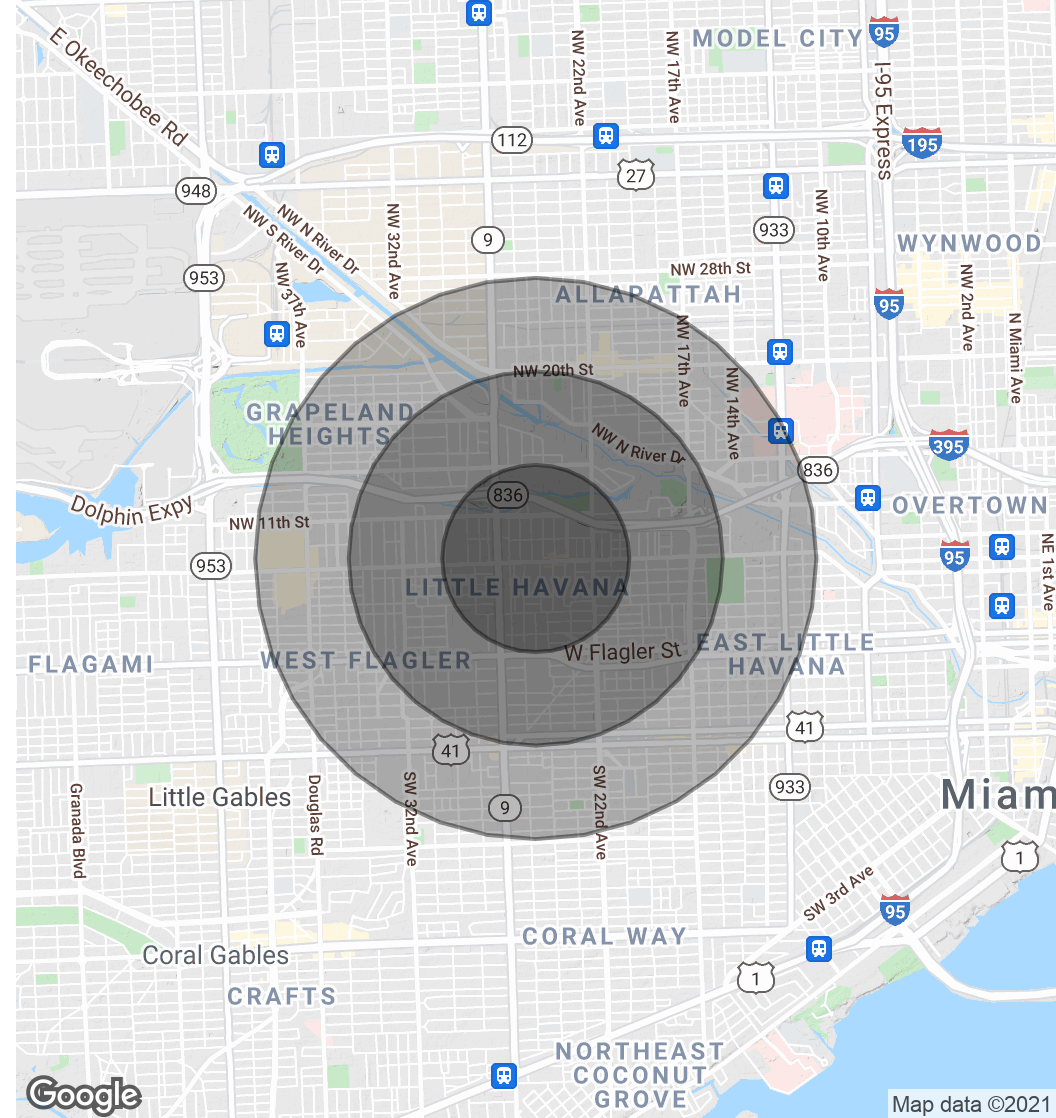
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	11,709	45,726	99,203
Average age	41.4	41.7	42.3
Average age (Male)	39.9	39.6	40.0
Average age (Female)	43.0	43.0	44.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	4,182	16,420	36,556
# of persons per HH	2.8	2.8	2.7
Average HH income	\$33,147	\$33,044	\$32,705
Average house value	\$269,703	\$266,941	\$270,666

\* Demographic data derived from 2010 US Census



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# ADVISOR BIOS

*Section 6*

# 2433 NW 7 ST, MIAMI, FL



**ANDROS SARDUY**

asarduy@synergyrealtymiami.com

Direct: 305.297.3557

**PROFESSIONAL BACKGROUND**

Andros is a top producing listing agent with ten years of experience in commercial real estate and luxury sales. His portfolio of sales include:

- Sold the most concrete plants in South East Florida in the last ten years
- Small to large multifamily properties
- Large and mid size multi-tenant office buildings
- Owner user office and retail properties
- NNN retail assets
- Small to large size shopping centers
- Industrial properties & Businesses
- Various types of development land
- Waterfront homes and other luxury properties

**EDUCATION**

Andros has a degree in finance from Florida International University and has made a career out of closing complex transactions that require the repositioning of multi or single tenant buildings to achieve the highest price for his clients. An expert negotiator, Andros will often get creative to close difficult deals and get the job done.

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## GIOVANNI VASQUEZ

gvasquez@synergyrealtymi.com  
**Direct:** 786.202.3303

### PROFESSIONAL BACKGROUND

Giovanni Vasquez has 6 years of experience in the real-estate industry, He specializes in commercial and residential transactions throughout South Florida.He currently handles :

- Small to large multifamily properties
- Large and mid size multi-tenant office buildings
- Owner user office and retail properties
- Small to mid size shopping centers
- Industrial properties
- Various types of development land
- Business Development
- Marketing
- Agent Recruitment

### EDUCATION

Mr. Vasquez graduated from Florida International University with a business management degree. He gained extensive experience in the fields of sales, marketing, business development, and design by working for behemoth corporations such as Televisa and Linkeo. These skills have allowed him to close multimillion dollar properties that have been headlined in major real estate articles.

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