

TRENDY SPACES BUILDING

2017 CONSTRUCTION

FOR SALE
64 NW 54 STREET
MIAMI, FLORIDA 33127



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EXECUTIVE SUMMARY

PURCHASE PRICE

\$4,750,000

PROPERTY ADDRESS

64 NW 54 St.
Miami, Florida 33127

APN

01-3124-013-0230

ZONED

T5-0

MARKET

Miami Urban Core

SUB-MARKET

Buena Vista / Little Haiti

INVESTMENT TYPE

Investor / Owner-User

PRODUCT TYPE

Flex Space

LEASEABLE

8,300 SF
Ceiling Height: 18'

YEAR BUILT

2017

CONSTRUCTOIN TYPE

Twin T

LAND

13,400 SF

64 NW 54 STREET
Miami, Florida 33127



PROPERTY OVERVIEW

Located within the greater contiguous corridor of development spanning Wynwood, Design District, Little Haiti & Little River



64 NW 54 STREET OVERVIEW

New to Market, unique opportunity to acquire a prime flex office building nestled between Miami's vibrant Buena Vista and Little Haiti neighborhoods. The property, constructed in 2017, has a total of 6 bays ideally suited for a variety of office and flex uses all contributing to a steady income. Each bay features loft-style architecture, complete with modern amenities.

Built as a ground up construction the property meets the latest building codes, ensuring structural integrity and compliance. Each bay offers 18ft high ceilings and a mezzanine level, providing ample space for customized office configurations or flex operations. Some of the features include ADA-compliant restrooms, Kitchenette, central air conditioning for optimal climate control, sprinkler system, 10 x10 garage door, assigned parking, and secure gated access with controlled entry for enhanced security.

The Property's convenient location benefits from proximity to major transportation arteries and local amenities, making it an attractive location for businesses seeking accessibility and visibility.

This offering presents an attractive investment opportunity in Miami's rapidly growing commercial real estate market. With its modern design, strategic location, and versatile usage potential, the property appeals to a diverse range of tenants and investors looking to capitalize on the dynamic economic growth of the area. It's stable rental income from fully leased bays have potential for value enhancements through strategic property management and lease optimization strategies. The favorable market conditions in both Buena Vista and Little Haiti are supported by strong tenant demand and competitive rental rates.

KEY PROPERTY HIGHLIGHTS

- / 2017 ground up construction
- / Fully leased
- / 18ft ceilings
- / Secure gated access
- / Zoned T5-0
- / Separately metered for water and electric

[VIEW LISTING ONLINE](#)

64 NW 54 STREET
Miami, Florida 33127



FINANCIAL DATA

| IN-PLACE | CURRENT NET OPERATING INCOME | PROJECTED 2025 | NET OPERATING INCOME 2025 |
|--|------------------------------|--|----------------------------|
| GROSS INCOME \$314,044.00 | NOI \$254,696.00 | GROSS INCOME \$336,900.00 | NOI \$274,585.00 |
| OPERATING EXPENSES \$59,348.00 | | OPERATING EXPENSES \$62,315.00 | |

\$254,696.00
CURRENT NOI

\$274,585.00
PROJECTED 2025 NOI

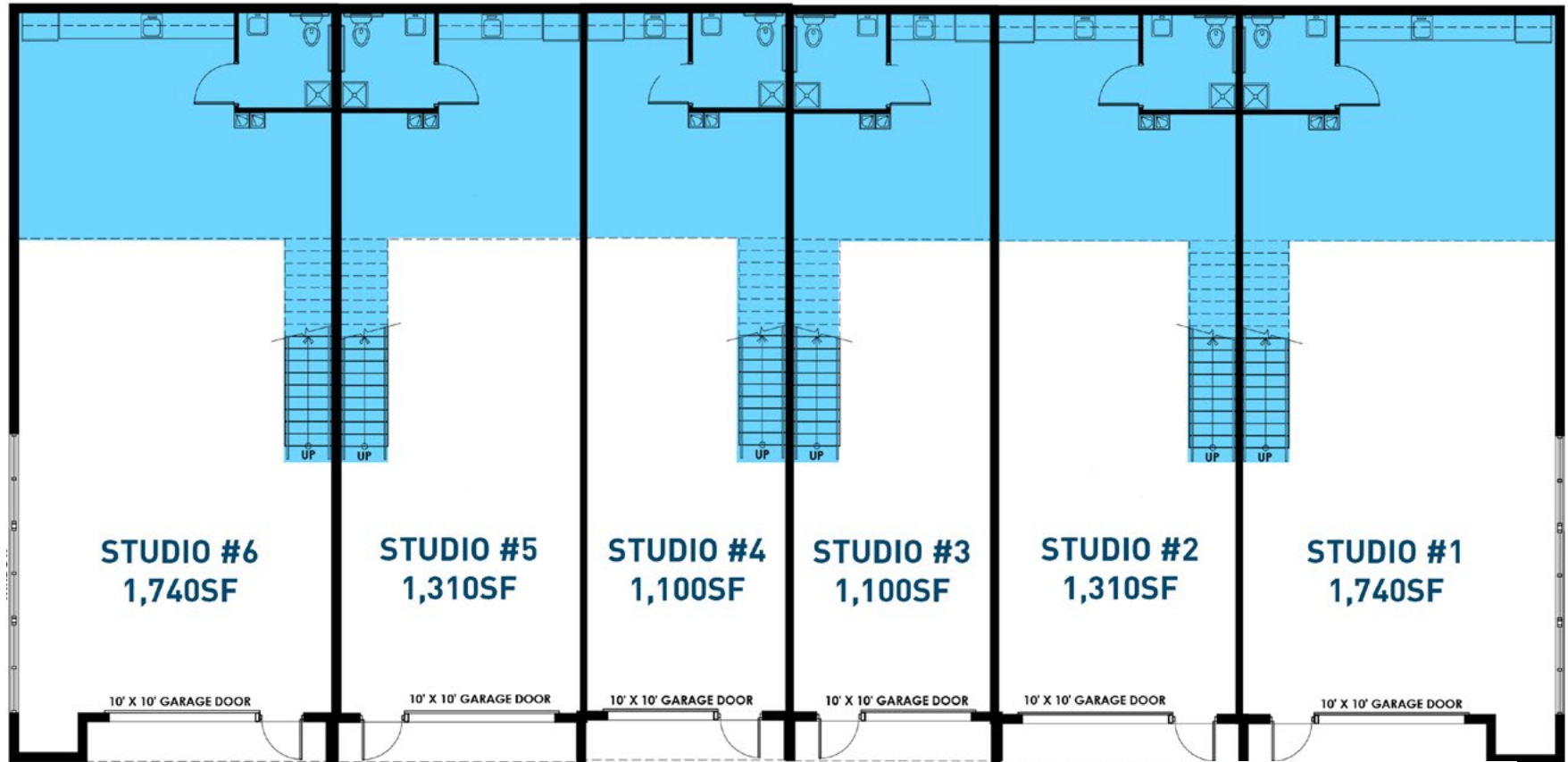
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Miami, Florida 33127



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FLOOR PLAN

6 independant suites separately metered for water and electric.zzzzl



 MEZZANINE AREA

64 NW 54 STREET
Miami, Florida 33127



EXTERIOR PHOTOS



64 NW 54 STREET
Miami, Florida 33127



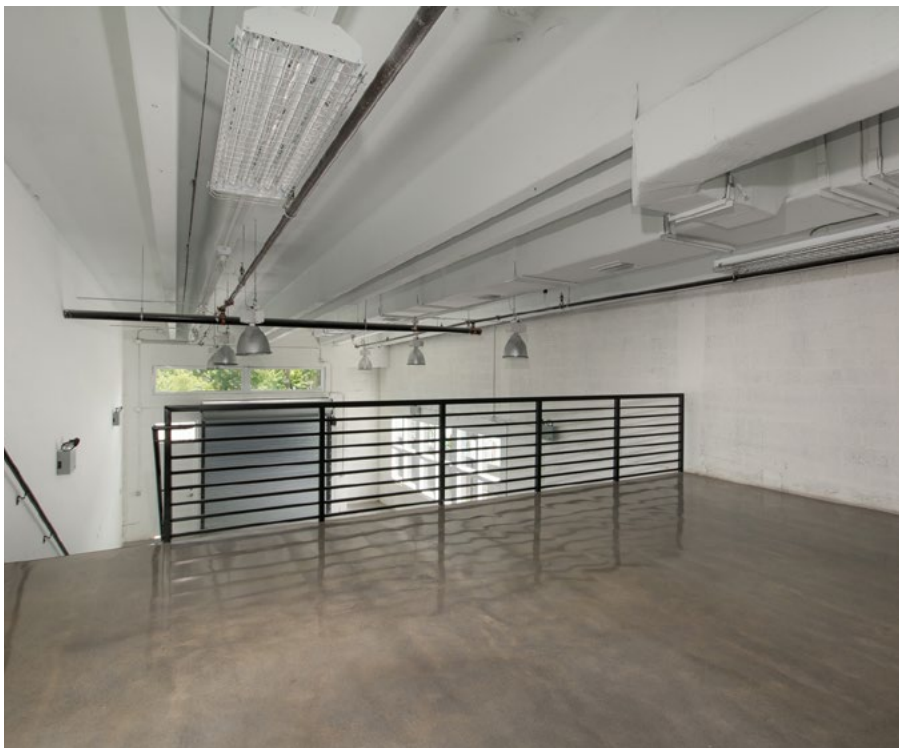
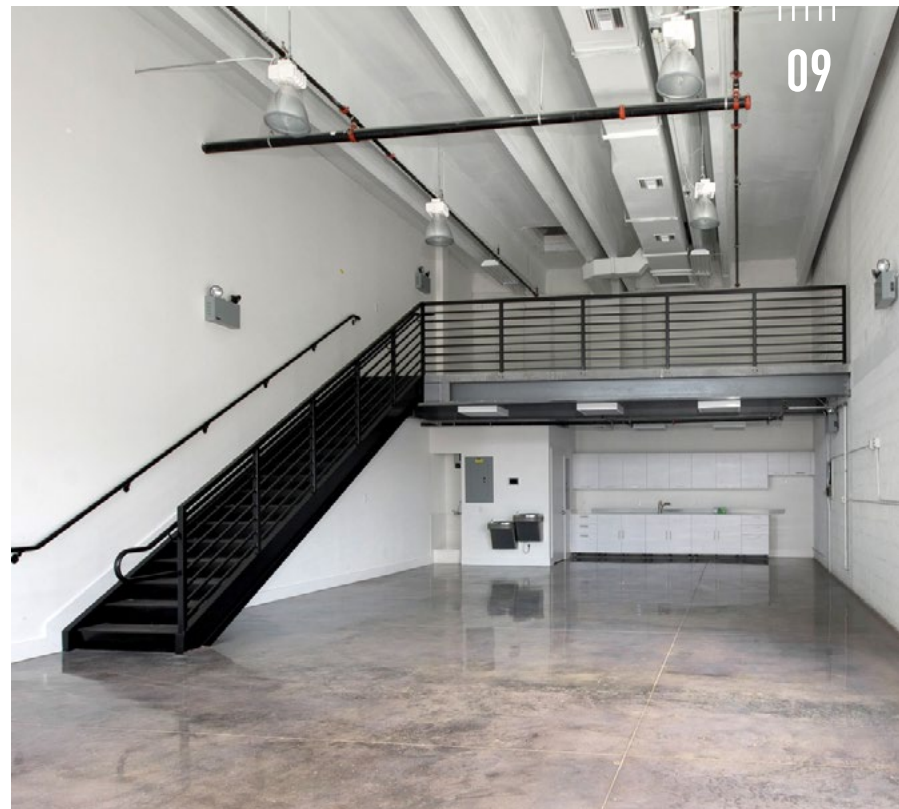
EXTERIOR PHOTOS



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 CENTRAL
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INTERIORS



64 NW 54 STREET
Miami, Florida 33127



EAST AERIAL

MiMo

Biscayne Blvd

N Miami Ave

NW 54th ST

SUBJECT
PROPERTY

64 NW 54th St
Miami, FL 33142

DESIGN DISTRICT

WYNWOOD

N Miami Ave

NW 1st Ave

SUBJECT PROPERTY

NW 54th ST

SOUTH AERIAL

64 NW 54 STREET
Miami, Florida 33127



BUENA VISTA CONTEXT MAP



LITTLE HAITI

FIORITO

MORNINGSIDE

CHEF CREOLE SEASONED RESTAURANT

NW 54TH STREET

BOIA DE

HALF MOON EMPANADAS

SUBJECT PROPERTY

Miami Jewish Health

NE 2ND AVE

95

UPPER BUENA VISTA SHOPPING MALL

NW 2ND AVE

SHOKUDO MIAMI

US-1 / BISCAYNE BOULEVARD

LEMONI CAFE

WYN317 GALLERY

N MIAMI AVENUE

MANDOLIN AEGEAN BISTRO

NOISEMATCH STUDIOS

DESIGN DISTRICT

195

195

WYNWOOD

64 NW 54 STREET
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LOCATION OVERVIEW

Buena Vista Submarket

64 NW 54 St is strategically located within the greater contiguous corridor of growth spanning Wynwood, Buena Vista/Design District, Little Haiti & Little River

Miami's Buena Vista neighborhood is poised at an exciting tipping point with key, large-scale developments scheduled for the coming months that will transfigure this popular dining and entertainment destination into a more diversified and established presence within the overall development of Miami's Biscayne Corridor.

Most notably, the Miami Jewish Health System's Empathic Care Health Village will draw visitors from across the region. The "\$200+ million redevelopment project that will feature a state-of-the-art medical complex, 140-key hotel, new arts theater, cafes, community spaces and more."

Also noteworthy is the recently approved Magic City Innovation District. (MCID) is a master planned urban community dedicated to technology, sustainability, health & wellness, and art & culture. The assemblage spans approximately 18 acres in Little Haiti, just north of Buena Vista and the Design District, adjacent to the MiMo district.

The increased exposure for this already vibrant cultural hotspot amplifies Buena Vista in particular among the other exciting neighborhoods in the region.

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SALES COMPS



3800 NE MIAMI CT MIAMI, FL 33137



| | |
|------------------------------------|------------------------------------|
| Sale Price \$14,250,000 | Zoning C |
| Sale Date May 7, 2024 | Parcels 01-3124-026-0230 |
| Land SF 13,636 SF | |
| Price/SF Land \$1,045.02 | |
| Bldg SF 20,254 SF | |
| Price/SF Bldg \$703.56 | |

7350 BISCAIYNE BLVD, MIAMI, FL 33138



| | |
|----------------------------------|------------------------------------|
| Sale Price \$6,415,000 | Zoning T-5 |
| Sale Date Jul 1, 2024 | Parcels 01-3207-040-1570 |
| Land SF 14,250 SF | |
| Price/SF Land \$450.17 | |
| Bldg SF 8,820 SF | |
| Price/SF Bldg \$727.32 | |

3901 NW 2ND AVE MIAMI, FL 33127



| | |
|----------------------------------|------------------------------------|
| Sale Price \$3,500,000 | Zoning C-2 |
| Sale Date May 30, 2024 | Parcels 01-3124-021-0690 |
| Land SF 12,980 SF | |
| Price/SF Land \$269.64 | |
| Bldg SF 5,890 SF | |
| Price/SF Bldg \$594.22 | |

271 NE 69TH ST MIAMI, FL 33127



| | |
|----------------------------------|------------------------------------|
| Sale Price \$2,500,000 | Zoning C |
| Sale Date Apr 9, 2024 | Parcels 01-3218-013-0040 |
| Land SF 16,477 SF | |
| Price/SF Land \$151.72 | |
| Bldg SF 6,130 SF | |
| Price/SF Bldg \$407.83 | |

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SALES COMPS

944

Subject Property

NW 2nd Ave

195

NW 40th St

NW 53rd St

5401 NW 2ND AVE, MIAMI, FL 33127



Sale Price
\$2,250,000

Zoning
T5-0

Sale Date
Dec 2023

Parcels
01-3113-059-0010
01-3113-000-0600
01-3113-073-0020

Land SF
18,811 SF

Price/SF Land
\$119.6

Bldg SF
10,339 SF

Price/SF Bldg
\$217.62

5535 NE 2ND AVE, MIAMI, FL 33137



Sale Price
\$1,915,000

Zoning
C-1

Sale Date
Nov 28, 2023

Parcels
01-3113-065-0860
01-3113-065-0861

Land SF
13,939 SF

Price/SF Land
\$137.38

Bldg SF
1,650 SF

Price/SF Bldg
\$1,160.6

7037 NW 2ND AVE MIAMI, FL 33127



Sale Price
\$1,540,000

Zoning
C-2

Sale Date
Jan 2, 2024

Parcels
01-3113-012-0010

Land SF
12,980 SF

Price/SF Land
\$269.64

Bldg SF
5,890 SF

Price/SF Bldg
\$261.46

5327 N MIAMI AVE MIAMI, FL 33127



Sale Price
\$800,000

Zoning
T5-0

Sale Date
Sep 5, 2023

Parcels
01-3124-010-0080

Land SF
9,875 SF

Price/SF Land
\$119.6

Bldg SF
2,695 SF

Price/SF Bldg
\$296.84

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