Investor Opportunity | Downtown Homestead Mixed-Use Asset
216 Washington Ave, Homestead, FL 33030

Offered at $1,550,000 • Income Today • Development Upside Tomorrow

Current Property Overview
• 4,860 SF stand-alone commercial building
• Approximately 54 feet of frontage on Washington Avenue, making it easy to subdivide into multiple storefronts
• Rear parking lot (rare for downtown locations)
• No shared walls, no condominium association

Ideal Uses: restaurant, bar/pub, café, sandwich shop, retail, medical or professional services, or multi-tenant configuration.

Investor Insight
Downtown districts rarely transform all at once. Early investors benefit when pricing reflects current conditions while public and private investment momentum is already underway. This property is positioned to be the project that elevates the block.

Future Vision | Mixed-Use & Long-Term Value Creation

Conceptual Redevelopment Vision
• Ground-floor restaurant, café, bar/pub, or retail activation
• Upper floors configured for medical offices or residential use
• Rendering is conceptual and subject to City approvals

Zoning & Planning Framework
• Downtown District Subzone 2 (Metropolitan Urban Center Transit Station area)
• City of Homestead Ordinance No. 2024-06-20 – Sec. 30-396.576 (Permitted Uses)
• Supports mixed-use development with vertical potential up to four stories (subject to approvals)

Why Buy Now
• New Homestead City Hall directly across the street
• Miami Dade College campus and transit hub nearby
• Former City Hall site approved for commercial redevelopment, including Flanigan's restaurant
• CRA grants and incentives available for qualifying improvements
• Entry pricing reflects opportunity before full market repricing

Broker Representation
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