EDGEEWATER
MIAMI, FLORIDA

TURN-KEY
CAFE

FOR LEASE

2304 NE 2ND AVE

chariff
REALTY GROUP
• Take full advantage of this unique leasing opportunity in the heart of Edgewater, Miami
• This prime commercial space is move-in ready and ideal for a Cafe, with a fully equipped kitchen, tables + chairs, 2 restrooms, high ceilings, food bar, tall windows and more
• Excellent Signage opportunity and located on NE 2nd Ave, with constant traffic throughout the day
• Enjoy the co-tenancy of Edgewater staples: BunnieCakes, Get Nailed Bar, Jetsurf USA, AmoriDipasta, and more and find out why this is the perfect location for your business
• Parking on site + plentiful street parking abutting the area
• Steps from Biscayne Blvd with easy access to I-195, I-395 and all major expressways
• Located within minutes from the Design District, Wynwood, Downtown Miami and more
• **Full inventory upon request**
2304 NE 2ND AVE

IT’S MOVE-IN READY.

Image your business in the heart of Edgewater, one of Miami’s most sought-after commercial submarkets.

Fully equipped with all you need to open your Cafe business ASAP.

WE CAN’T STRESS IT ENOUGH.
2304 NE 2ND AVE

PHOTOS (Cont.)

You can take FULL ADVANTAGE of these WINDOWS OF OPPORTUNITY

For branding, signage and natural light

you can also use the wall next door for branding, and additional exposure.
The neighborhood of Edgewater is located just north of Downtown Miami along Biscayne Bay. Some of the original homes from the early 1900s survived, but are quickly being replaced by high rise condominiums. The area is growing in popularity due to the proximity to Downtown Miami, Miami Design District, and Wynwood. Along with the new residential developments in the area come new retail concepts to service the residents.
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All information has been secured from the seller/lessor and the accuracy thereof is not warranted and therefore must be verified by the buyer/lessee prior to purchase/lease. All information is subject to errors, omissions, change, and withdrawal without notice. Any reference to age or square footage must be verified and is not guaranteed. Buyer/lessee bears all risks.

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