

LINCOLN ROAD

MIAMI BEACH, FLORIDA

FLAGSHIP
TROPHY
PROPERTY

226 & 298 Lincoln Road
Miami Beach, FL 33139

FOR SALE



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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.

Prime Located Property!

Take full advantage of this investment opportunity located on **Lincoln Road**, right in the heart of South Beach. The subject property, 226 & 298 Lincoln Road, Miami Beach, FL 33139, includes two adjacent Prime retail spaces located at one of the busiest intersections in Miami Beach, where Lincoln Road and Collins Avenue meet.

This **Trophy Property** is a great asset to add to your portfolio. It is situated just one block West of the infamous sandy beaches of South Beach and the high-end hotel corridor on Collins Avenue.

This area is home to some of the highest volumes of foot traffic around the country, and one of the most prestigious retail corridors in the country, Lincoln Road.

226 and 298 Lincoln Road can be purchased together as a portfolio or individually. This listing is ideal for a savvy investor looking for the perfect opportunity to get involved with a unique property in a world-class location, within the sophisticated market of **Lincoln Road Mall**.



TOTAL ADJUSTED AREA
16,295 SF +/-



SALE PRICE
\$14,500,000



TOTAL LOT SIZE
8,975 SF +/-



298 BUILDING

Adjusted: 8,533 SF +/-
Actual Living Area: 8,533 SF +/-
Lot Size: 4,000 SF +/-
Year Built: 1947

Individual Price
\$8,000,000



226 BUILDING

Adjusted: 7,762 SF +/-
Actual Living Area: 8,571 SF +/-
Lot Size: 4,975 SF +/-
Year Built: 1947

Individual Price
\$7,000,000

[Both properties can be purchased individually or together]



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