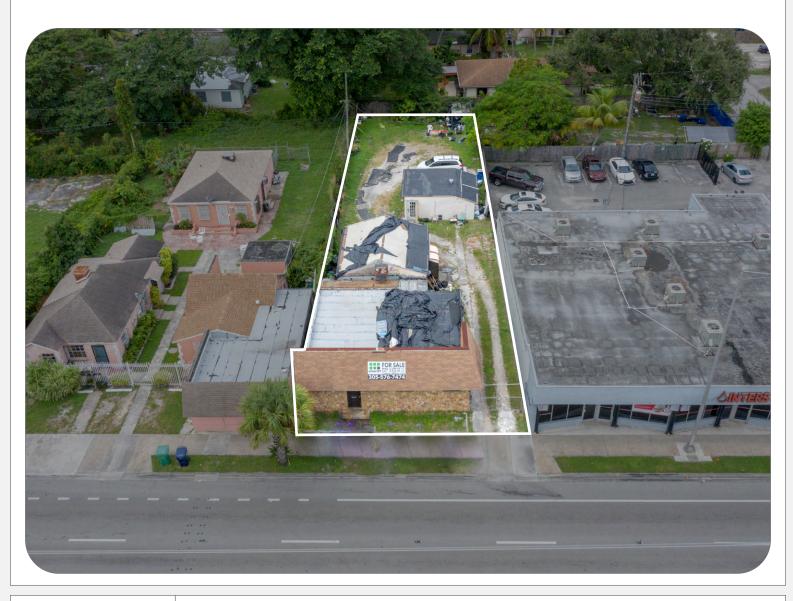
# WEST LITTLE RIVER MANUEL MAN

10150 NW 7th Ave, Miami, Florida 33150

## COMMERCIAL PROPERTY

FOR SALE





All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.

#### PROPERTY OVERVIEW

TOTAL BUILDING SIZE: 2,249 SF ±

TOTAL LOT SIZE: 9,250 SF ±

SALES PRICE: \$550,000

ZONING: Mixed Use Corridor (MC)



## Why Choose This Property?

- Strategically located on bustling NW 7th Avenue (Approx. 22,000+ DTC) with high traffic visibility.
- Easy access to major highways and public transit routes.
- Perfect for professional offices, retail outlets, or personal services businesses.
- Adaptable space for medical or dental offices, fitness studios, or tutoring centers.
- Zoned for mixed-use, allowing for future vertical expansion or redevelopment into
- multi-use spaces.
- High-demand corridor with ongoing infrastructure improvements ensures long-term value
- appreciation.
- Proven rental demand with flexibility for owner-operators or investors.
- Positioned in a rapidly growing commercial district with consistent foot and vehicle traffic.

## Ideal business opportunities



## Retail & Hospitality

Boutique stores, cafés, salons, or quick-service restaurants.



## Creative Spaces

Art studios, galleries, or co-working hubs for entrepreneurs.



#### Professional Services

Medical, law, or consulting offices seeking a visible and accessible location.



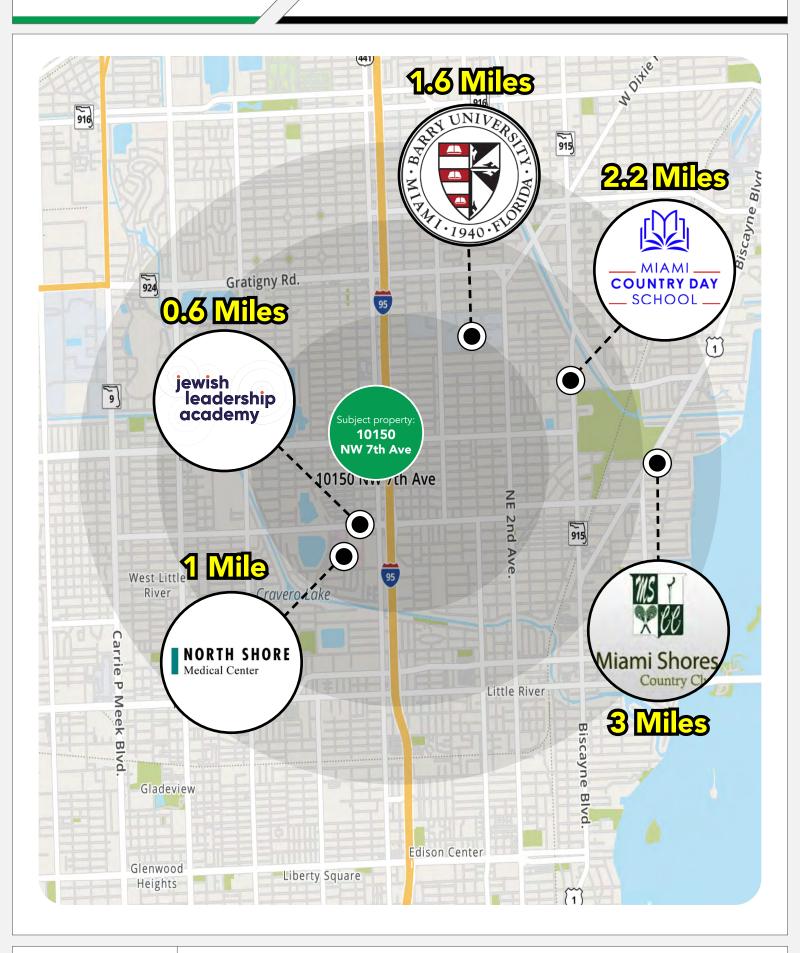
## **Educational Centers**

Ideal for tutoring centers, language schools, or wellness studios.



10150 NW 7th Ave

#### **LANDMARKS**





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