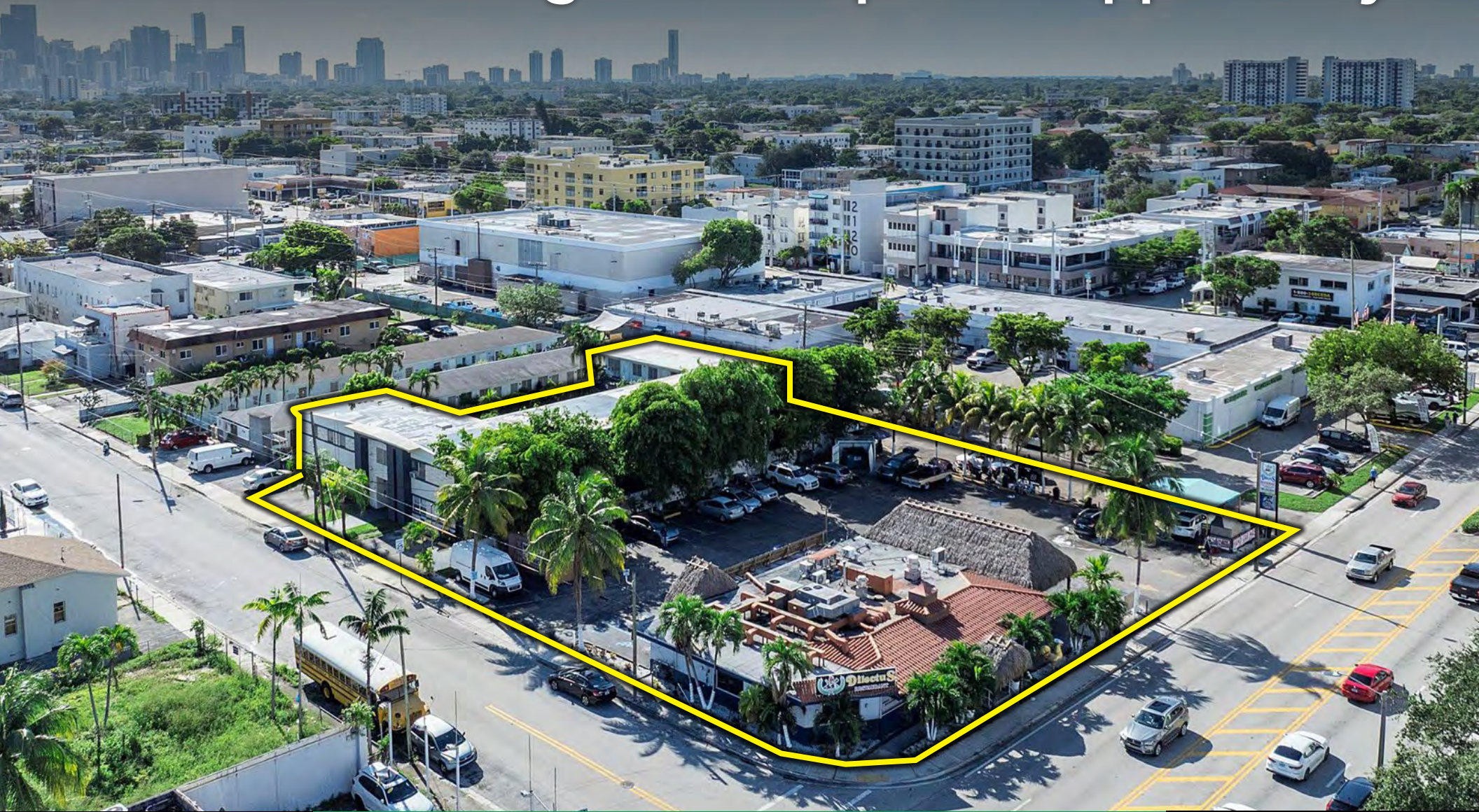


LITTLE HAVANA

45 NW 22nd Ave - 2170 NW Flagler Terr, Miami, Florida 33125

FOR SALE

Income Producing Redevelopment Opportunity



PROPERTY DETAILS

The site is currently has a 22 unit multifamily building, a leased restaurant, and an operating car wash, generating stable cash flow with value add potential. Flexible lease structures provide a buyer with both reliable near-term income and the ability to reposition or redevelop when market timing is ideal.

Highlights

- 22 Unit 1br Multifamily
- Fully operational Restaurant and Car Wash
- Flexible leases with cancellation clauses in place
- Currently 100% occupied
- Possible up-zoning with a unity of title
- Desirable hard corner
- Easily financeable
- 18,400 Average Annual Daily Traffic Count

To get all information click below:



Property Details	
ADDRESS:	45 NW 22nd Ave 2170 NW Flagler Terr
ASKING PRICE:	\$11,000,000
NOI:	Contact Agent
TOTAL BUILDING SIZE:	16,239 SF ±
TOTAL LOT SIZE:	40,927 SF ±
ZONING:	T6-8-L / T5-R
TOTAL IN-PLACE TENANTS:	25
OCCUPANCY RATE:	100.0%

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.

www.chariff.com
(305) 576-7474

45 NW 22ND AVE



2170 NW FLAGLER TERR



45 NW 22ND AVE



2170 NW FLAGLER TERR





5801 BISCAYNE BOULEVARD
MIAMI, FLORIDA 33137

www.chariff.com

(O) 305-576-7474

(F) 305-576-7494

Instagram @chariff

Twitter @chariff

Facebook @chariffrealty

Contacts:

Luis Guevara

Realtor Associate

(786) 487-5402

luis@chariff.com

Lyle Chariff

President/Broker

(305) 576-7474

lyle@chariff.com

Mauricio Zapata

Principal/Broker

(305) 576-7474

mauricio@chariff.com

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.