

ALLAPATTAH

2829 NW 13th Ave, Miami, Florida 33142

FOR SALE

CORNER FLEX BUILDING + COVERED LAND PLAY

Seller Financing Available



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

This document is intended solely for your own limited use to determine whether you wish to express any further interest in the Property. This confidential memorandum contains brief, selected information pertaining to the business and affairs of the Property and has been prepared by Chariff Realty Group, primarily from information supplied by the Owner. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire.

Neither the Owner, nor any of its officers, directors, employees or agents, nor Chariff Realty Group, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto. Prospective offerors are advised to verify the information independently. The Owner reserves the right to change the price or any information in this Memorandum, or to withdraw the Property from the market at any time, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the Property or the Owner, nor shall it constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this memorandum. Like all real estate investments, this investment

carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area.

Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By your receipt of this confidential memorandum, you agree that the information contained herein is of a confidential nature and you will not disclose this memorandum or any part of

the contents to any other person, firm or entity without prior authorization from Chariff Realty Group.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR CHARIFF REALTY GROUP REAL ESTATE AGENT FOR MORE DETAILS.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Chariff Realty Group has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Chariff Realty Group's expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Chariff Realty Group and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

TABLE OF CONTENTS

P4 **Executive Summary**

P7 **Property Photos**

P5 **Property Details**

P11 **Aerial View**

P6 **Rent Roll**

P16 **Contact Us**

EXECUTIVE SUMMARY

2829 NW 13th Ave is a rare Allapattah corner asset with the one thing **Miami never stops rewarding: position**. Minutes from Wynwood, the Design District, and Downtown—and right near the Miami Health District—this location gives a buyer central access without paying “headline neighborhood” pricing.

The play is simple: **buy a flexible building with land optionality**, stabilize or reposition over time, and hold a corner in the path of Miami’s next wave. **Seller financing** (30% down | 7% | 3 years interest-only) makes the acquisition even harder to ignore.



Allapattah Corner Opportunity

Near Health District + Miami’s growth corridors.

30%

Down

7%

Interest

3 Year

Interest Only
Payment



PROPERTY DETAILS

ADDRESS: **2829 NW 13th Ave**

ASKING PRICE: **\$2,550,000**

PROPERTY TYPE: **Retail**

TOTAL BUILDING SIZE: **3,223 SF ±**

TOTAL LOT SIZE: **14,344 SF ±**

ZONING: **D1**

YEAR BUILT: **1963**

PARKING: **On-Site (in the back)**

SELLER FINANCING: **Yes**



RENT ROLL

SPACE	SQ. FT.	CURRENT RENT
1288 NW 29th St	1,300	Vacant
1294 NW 29th St	650	\$1,952.00
2829 NW 13th Ave	2,000	Vacant



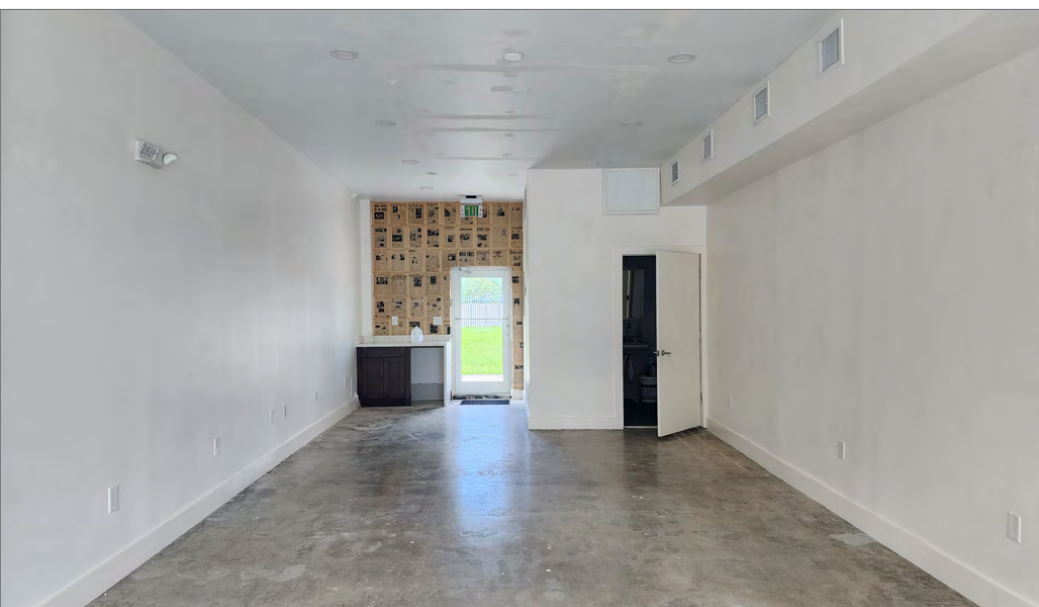
PROPERTY PHOTOS



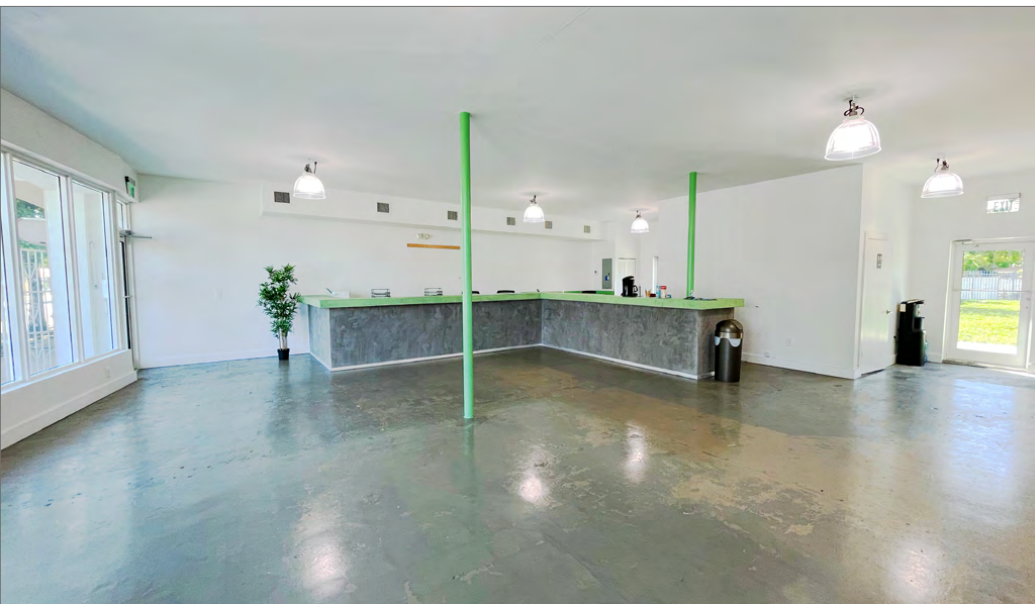
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL VIEW (Top-Down)



AERIAL VIEW (NW To SE View)

EDGEWATER

DOWNTOWN

HEALTH DISTRICT



NW 12th Ave

NW 29th St

NW 13th Ave

AERIAL VIEW (West To East View)



AERIAL VIEW (SW To NE View)



AERIAL VIEW (SE To NW View)

MIAMI INTL' AIRPORT



NW 29th St

NW 13th Ave



5801 BISCAYNE BOULEVARD
MIAMI, FLORIDA 33137

www.chariff.com

(O) 305-576-7474

(F) 305-576-7494

 @chariff

 @chariff

 @chariffrealty



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 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, market data, and/or square footage must be verified and is not guaranteed. Buyer/lessee bears all risks.