



1464 SW 6 Street, Miami FL 33135

Building Sq Ft: 4,000

Land Sq Ft: 10,000

Zoning: T-4-L

PROPERTY DESCRIPTION/TITLE

Little Havana Retail Corner Building. Building has three current tenants including a restaurant and a market, and currently generates \$100k gross but leases are short term and rents can be increased. The site is 4,000sf on a 10,000sf lot with private parking. The property has an interesting location, nestled into a quiet but growing little Havana neighborhood. Little Havana is booming with a wave of new high- quality developments adding to the existing substantial population base, meaning a wealth of new employment and improved conditions for the whole neighborhood. Local rents are skyrocketing, and you'll be able to ride that upswing with this project. Little Havana is centric to all major employment centers of Miami, with great transit connectivity, neighborhood walkability, and an inviting and rich local culture that makes the neighborhood an amenity. The area is booming with new residential developments bringing more people to an already dense population district, and retailers are coming in aggressively following their consumers.

PRICE \$1,700,000



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