



1910 SW 1st St., MIAMI, FL 33135
8,250 SQFT FREE STANDING RETAIL

POROSOFF

*1910 SW 1st St
Miami, FL 33135*



COMPASS
COMMERCIAL

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1
PARCEL



T6-8-O
ZONING



8,250
BUILDING SIZE (SF)



12,500
LOT SIZE (SF)



\$7,000/MO.
CURRENT INCOME



10+
DEDICATED SPACES



2,750,000

ASKING PRICE



THE OFFERING

Property Type	Retail
Address	1910 SW 1st St., Miami, FL 33135
Folio #	01-4103-014-2860
Zoning	T6-8-O

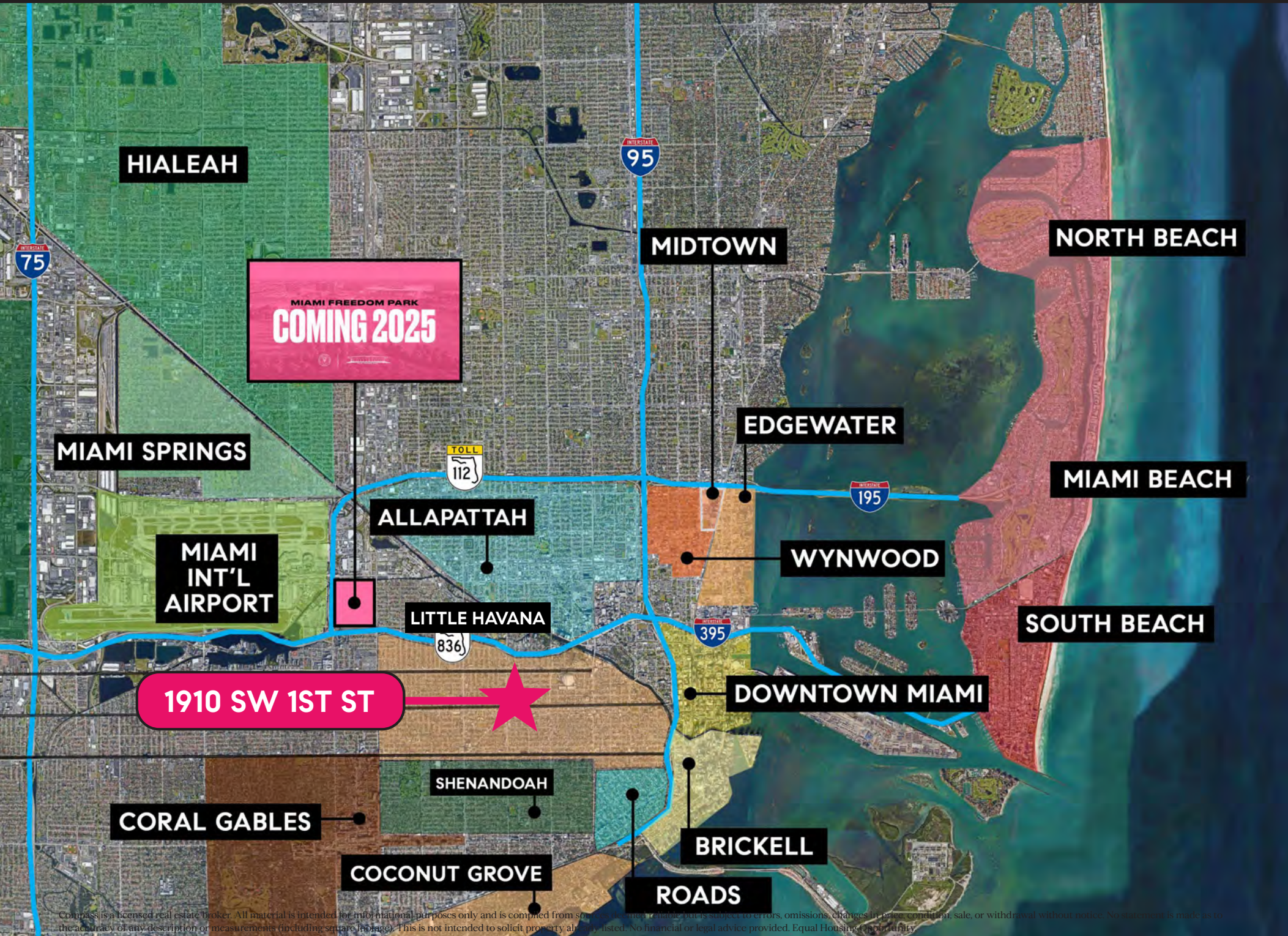
ASKING PRICE **\$2,750,000**

Building SF	8,250 SF
Lot Size (SF)	12,500 SF
Lot Size (Acre)	0.29
Typers of Ownership	Fee Simple
Grease Trap	YES
Live Local Eligible	YES
40 Year Cert. Due	2026

Property Overview

1910 SW 1st Street offers a rare opportunity to acquire a versatile 8,250 square foot commercial building on a 12,500 square foot lot in the heart of Miami. Currently leased on a month-to-month basis for \$7,000 per month NNN, the property presents immediate income with flexibility for future use. With over 12 on-site parking spaces, the building is ideal for an owner-user and perfectly suited for a variety of businesses including a supermarket, ghost kitchen, retail, office, or medical use. This is an excellent location for entrepreneurs or investors looking to establish or expand their presence in a high-demand market.





- Prime owner-user opportunity in the heart of Miami. This versatile commercial property offers strong fundamentals and flexible use potential.
- Building Size: 8,250 SF
- Lot Size: 12,500 SF
- Zoning: T6-8-O
- Current Income: \$7,000/month (Month to Month | \$84,000/Annually)
- Lease Flexibility: Month-to-Month lease allow repositioning or owner occupancy
- Ideal Uses: Supermarket, ghost kitchen, retail, office, or medical
- Parking: Over 10 dedicated spaces



ENTIRE PROPERTY (8,250 SF)	CURRENT	PRO-FORMA
Monthly Rent	\$7,000	\$15,125
Price Per Sqft	\$10	\$22
Annual Total	\$84,000	\$181,500
Expenses		
Property Taxes	Tenant	Tenant
Insurance	Tenant	Tenant
Electricity	Tenant	Tenant
Trash Collection	Tenant	Tenant
Water & Sewer	Tenant	Tenant
Total	NNN Lease	NNN Lease
NOI		\$181,500
CAP RATE	3%	6.6%



Re-Development Potential

- Lot Size: 12,500 Sq Ft
- Zoning: T6-8-O
- Potential to build 37,500 SF
- Allowed Uses: Multifamily, Hospitality, Mixed-Use, Office, Retail
- **As-of-right buildable apartment units: 43**
- Frontage on SW 1st St and SW 19th Ave
- Ability to go up 8 stories (12 stories with variances)

Total Land

12,500 SF

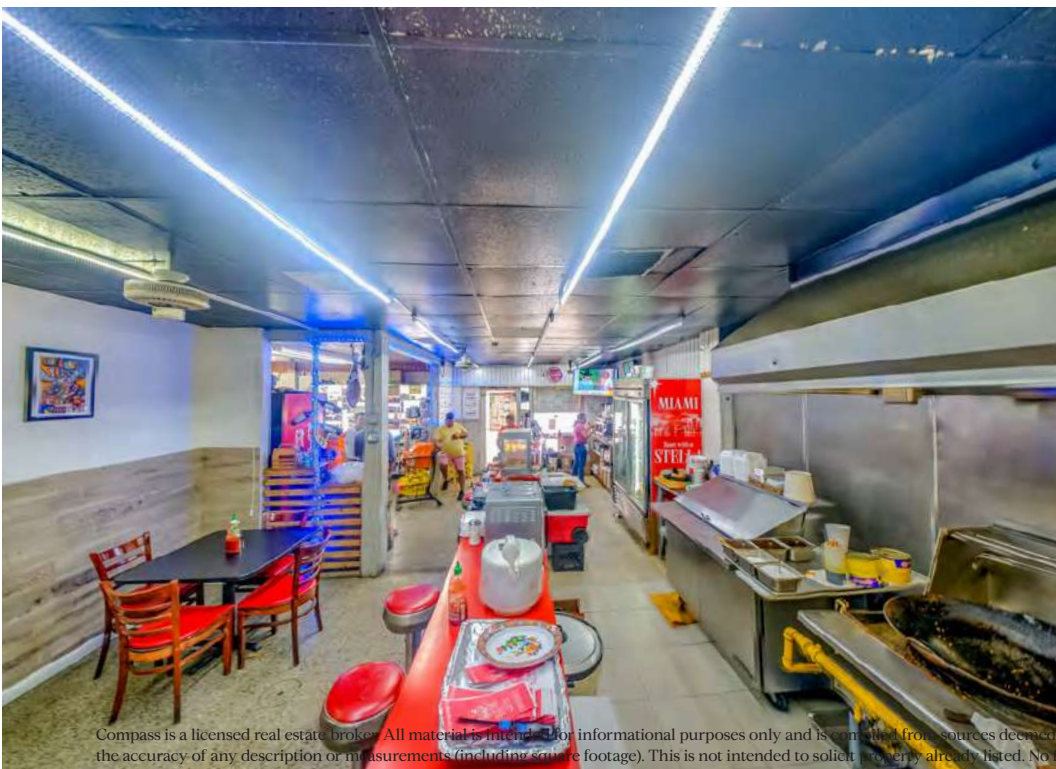
**LIVE
LOCAL
ELIGIBLE**

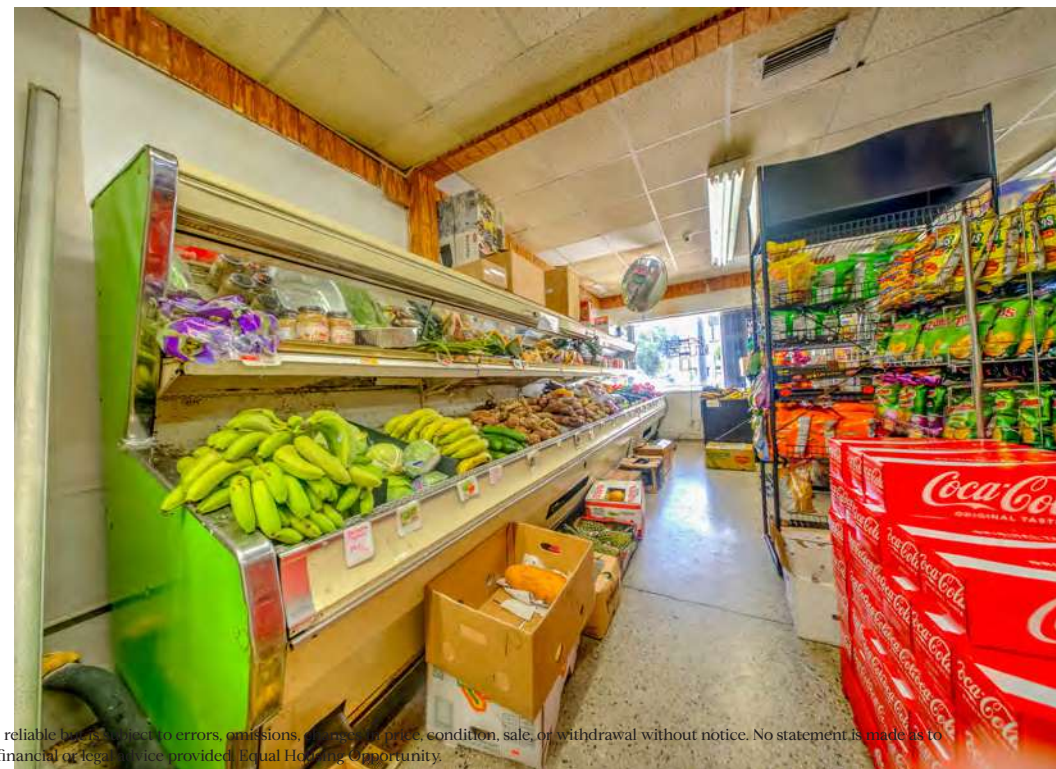
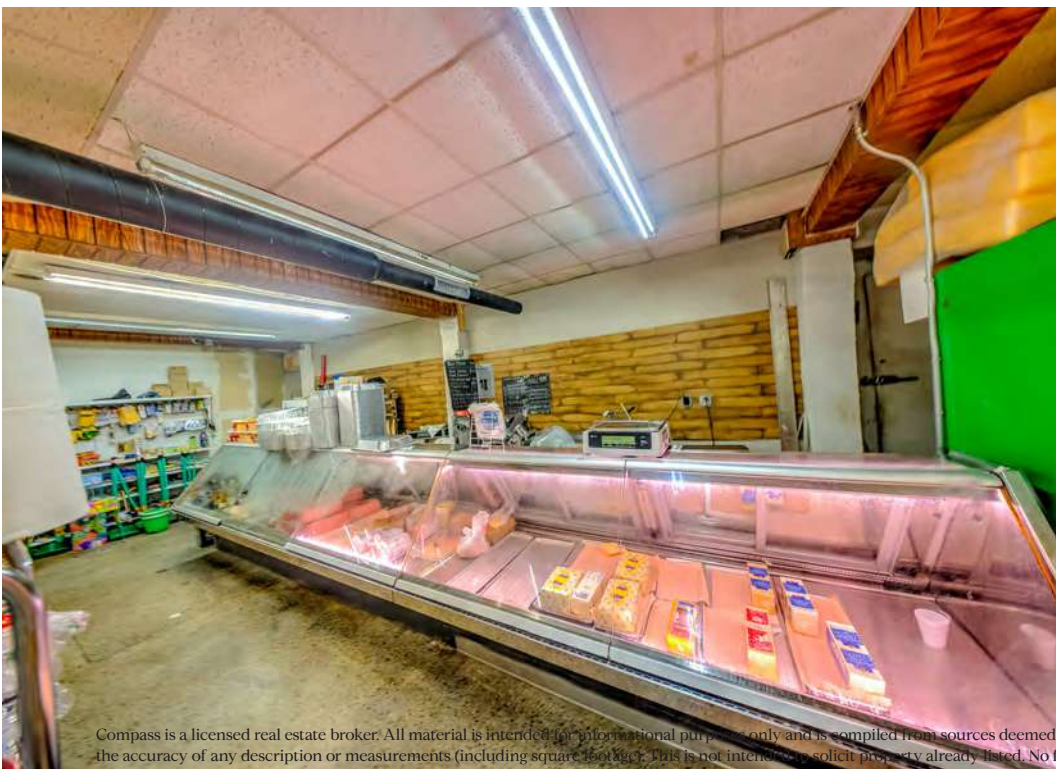


DOWNTOWN MIAMI

BRICKELL











	T3 SUB-URBAN			T4 URBAN GENERAL			T5 URBAN CENTER			T6 URBAN CORE			C CIVIC			D DISTRICTS		
	R	L	O	R	L	O	R	L	O	R	L	O	CS	CI	CI-HD	D1	D2	D3
DENSITY (UNITS PER ACRE)	9	9	18	36	36	36	65	65	65	150*	150*	150*	N/A	AZ**	150*	36	N/A	N/A
RESIDENTIAL																		
SINGLE FAMILY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R						
COMMUNITY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R			R			
ANCILLARY UNIT		R		R	R	R												
TWO FAMILY RESIDENCE			R	R	R	R	R	R	R	R	R	R						
MULTI FAMILY HOUSING				R	R	R	R	R	R	R	R	R			R			
DORMITORY				E	E		R	R		R	R	R		E	R			
HOME OFFICE	R	R	R	R	R	R	R	R	R	R	R	R						
LIVE - WORK				R	R	R	R	R		R	R	R			R			
WORK - LIVE															R			
LODGING																		
BED & BREAKFAST				W	R	R	E	R	R	E	R	R			R	R		
INN						R		R	R	E	R	R			R	R		
HOTEL							R	R		R	R				R			
OFFICE																		
OFFICE					R	R		R	R	R	R			E	R	R	R	W
COMMERCIAL																		
AUTO-RELATED COMMERCIAL ESTAB.									W		W					R	R	
ENTERTAINMENT ESTABLISHMENT						R		W	R		R	R				R	R	
ENTERTAINMENT ESTAB. - ADULT																		
FOOD SERVICE ESTABLISHMENT					R	R		R	R	W	R	R	W	E	R	R	R	W
ALCOHOL BEVERAGE SERVICE ESTAB.					E	E		E	E	E	E				E	E	E	E
GENERAL COMMERCIAL					R	R		R	R	W	R	R	E	E	R	R	R	W
MARINE RELATED COMMERCIAL ESTAB.								W	W		W	W	E			R	R	R
OPEN AIR RETAIL								W	W		W	W	W	E	R	R	R	W
PLACE OF ASSEMBLY								R	R	E	R	R		E	E	R	R	W
RECREATIONAL ESTABLISHMENT								R	R	R	R			E	R	R	R	W
CIVIC																		
COMMUNITY FACILITY					W	W		W	W		W	W	W	E	W	R	R	
RECREATIONAL FACILITY	E	E	E	E	R	R	E	R	R	E	R	R	W	E	W	R	R	
RELIGIOUS FACILITY	E	E	E	E	R	R	E	R	R	E	R	R	W	E	R	R	R	W
REGIONAL ACTIVITY COMPLEX												E		E				
CIVIL SUPPORT																		
COMMUNITY SUPPORT FACILITY					W	W		W	W		W	W		E	E	R	R	W
INFRASTRUCTURE AND UTILITIES	W	W	W	W	W	W	W	W	W	W	W	W	W	E	W	W	R	W
MAJOR FACILITY														E	R	E	E	E
MARINA				E	W	W	E	W	W	E	W	W	R	E		R	R	R
PUBLIC PARKING					W	W	E	W	W	E	W	W		E	R	R	R	W
RESCUE MISSION														E	R	E	W	W
TRANSIT FACILITIES					W	W	E	W	W	E	W	W		E	R	R	R	W
EDUCATIONAL																		
CHILDCARE				E	W	W	E	W	W	W	W	W	E	E	R	E		
COLLEGE / UNIVERSITY								W	W		W	W		E	R	E		
ELEMENTARY SCHOOL	E	E	E	E	E	E	E	W	W	E	W	W		E	R	E		
LEARNING CENTER					E	E		R	R		R	R	E	E	R	E		
MIDDLE / HIGH SCHOOL	E	E	E	E	E	E	E	W	W	E	W	W		E	R	E		
PRE-SCHOOL	E	E	E	E	E	E	E	R	R	E	R	R		E	R	E		
RESEARCH FACILITY					R	R		R	R		R	R		E	R	R	R	W
SPECIAL TRAINING / VOCATIONAL						E		W	W		W	W		E	R	R	R	W
INDUSTRIAL																		
AUTO-RELATED INDUSTRIAL ESTBL.																R	R	W
MANUFACTURING AND PROCESSING																R	R	W
MARINE RELATED INDUSTRIAL ESTBL.																R	R	R
PRODUCTS AND SERVICES																R	R	W
STORAGE/ DISTRIBUTION FACILITY																R	R	W

R Allowed By Right

W Allowed By Warrant: Administrative Process - CRC (Coordinated Review Committee)

E Allowed By Exception: Public Hearing - granted by PZAB (Planning, Zoning & Appeals Board)

Boxes with no designation signify Use prohibited.

Uses may be further modified by Supplemental Regulations, State Regulations, or other provisions of this Code. See City Code Chapter 4 for regulations related to Alcohol Beverage Service Estab.

* Additional densities in some T6 zones are illustrated in Diagram 9.

** AZ: Density of lowest Abutting Zone



Specific to T6 Zones

BUILDING DISPOSITION

Building disposition describes where the building sits in relation to the lot or parcel. The following are the specific regulations that apply to building disposition in a T6 zone. The diagrams below explain building setback requirements specific to each T6 zone. These regulations ensure that transitions occur between transects—creating a natural separation between buildings of incrementing capacity.

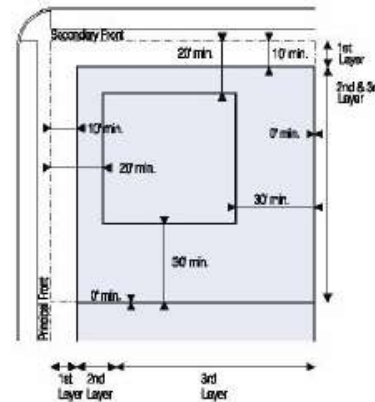
T6-8 ZONE BUILDING DISPOSITION**LOT OCCUPATION**

- | | |
|------------------------------|---|
| a. Lot Area | 5000 sq. ft. min.;
40,000 sq. ft. max |
| b. Lot Width | 50 ft. min |
| c. Lot Coverage | 80% max. |
| 1-8 stories | 15,000 sq. ft. max.
floor plate for
Residential & Lodging |
| Above 8 story | 30,000 sq. ft. max.
floor plate for Office &
Commercial |
| d. Floor Lot Ratio (FLR) | 5/ 25% additional
Public Benefit |
| e. Frontage at front setback | 70% min. |
| f. Open space Requirements | 10% lot area min. |
| g. Density | 150 du/acre max. |

BUILDING SETBACK

- | | |
|--------------------------|--|
| a. Principal Front | 10 ft. min. |
| b. Secondary Front | 10 ft. min. |
| c. Side | 0 ft. or 30 ft. min.
above 8th story |
| d. Rear | 0 ft. or 30 ft. min.
above 8th story |
| | 0 ft. min. 1st through
5th story |
| e. Abutting T5 | 10 ft. min. 6th
through 8th story
30 ft. min. above 8th
story |
| | 6 ft. min. 1st through
5th story |
| Abutting T4 | 26 ft. min. above 5th
story |
| | 6 ft. min. 1st through
3rd story |
| Abutting T3 | 26 ft. min. 4th
through 5th story
46 ft. min. above 5th
story |
| f. Across street from T3 | 10 ft. 1st through 3rd
story |
| Principal front | 20 ft. min. above 3rd
story |
| Secondary front | |

Note: This Building Placement applies to all T6 Zones.

BUILDING PLACEMENT

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