INVESTMENT OPPORTUNITY

1613-1615 NW 45th St
MIAMI, FLORIDA 33142

FOR SALE

Opportunity Zone
- Investment opportunity located within an Opportunity Zone
- Secured tenants in place
- Flexible zoning
- Central location minutes from Miami Design District, Wynwood, Downtown Miami and more
- Easy access to I-195 (approx. 147,500 daily commuters) and I-95 (approx. 100,500 daily commuters)

**PROPERTY OVERVIEW**

1613-1615 NW 45th St

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

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- **TOTAL ADJUSTED AREA**: 1,286 SF +/-
- **TOTAL LOT SIZE**: 5,000 SF +/-
- **SALE PRICE**: $295,000
- **ZONING**: T3-O
WATER INFORMATION:
Each unit separate meter/City

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<tr>
<th>LISTING PRICE</th>
<th># OF UNITS</th>
<th>UNITS</th>
<th>MONTHLY RENT</th>
<th>RENT TOTAL</th>
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This property is located within an “Opportunity Zone” in the Miami-Dade County area, one of the 68 in this county, and joining another 427 zones in Florida. Created to facilitate economic development and devised to encourage growth of businesses in lower income areas.

OPPORTUNITY ZONES OFFER TAX-ADVANTAGED INVESTING [1]

Benefits Timeline

2021

Must invest by 2021 to maximize tax benefits

5-YEAR

Gains invested qualify for 10% reduction in the amount of capital gains taxed

7-YEAR

Gains invested qualify for 15% reduction in the amount of capital gains taxed

10-YEAR

Gains invested become tax-free (this does not include the original gain reinvested in the QOZ)

[1] Please note that Chariff Realty Group is not a tax advisory-based firm and strongly recommends the consultation of a tax professional prior to a potential acquisition of this asset.
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CONTACT US

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