

# FOR SALE

COMMERCIAL

\$2,650,000

1879 NW 7<sup>TH</sup> ST. MIAMI FL. 33125



## PRIME COMMERCIAL INVESTMENT OPPORTUNITY IN MIAMI.

This income-producing retail center features a strong mix of established tenants, including a restaurant, two beauty businesses, Metro by T-Mobile, and professional office spaces, creating diversified and stable revenue streams.

Strategically located on highly trafficked NW 7th Street, the property benefits from excellent visibility and easy access to Downtown Miami, Brickell, the Miami River District, and LoanDepot Park.

The property offers excellent visibility, strong cash flow, and long-term appreciation potential in one of Miami's fastest-growing markets.

## PROPERTY HIGHLIGHTS

- ✓ 2-Storey Retail/Office Space (11 stores)
- ✓ Facing Main Street with High Foot Traffic
- ✓ 11,105 sqft constructed area
- ✓ 14,906 sqft Lot
- ✓ Zoning T6 - T3
- ✓ Garage parking
- ✓ Cap Rate: 8% annual

## INTERESTED?

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