



## Commercial Shopping Centre For Sale in Miami Florida



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 13,992,197.3

### Location

Pays:	États-Unis
État/Région/Province:	Floride
Ville:	Miami
Adresse:	Southwest 40th Street
Indicatif régional:	33165
Soumis:	28/07/2023
Description:	Commercial Shopping Centre For Sale in Miami Florida USA

Esales Property ID: es5553634  
8934 SW 40th Street  
Miami  
Florida  
33165  
United States of America (USA)

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, The US is one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

. 30,000 Square Foot lot ( 2787 sq m ) – Rare Miami Asset, Building is 6942 sq ft ( 645 sq m ), with nine



units and four tenants.

the first tenant has 3 units, the second tenant has 1 unit, the third tenant has 3 units, and the fourth tenant has 2 units.

Bird Road Redevelopment Opportunity BRCUAD

Max Density 80 Units of living – Max Height 8 Stories, if the buyer wishes to redevelop the property, it has the opportunity to go to 8 stories with mixed-use or single-use, mix use would be 80 units living and retail, with no restrictions on the amount of retail, or full retail with no restrictions on sq m.

100% occupied – All current leases terminate in 2025

No front setback (grandfathered in), Covered Land Play Project, Direct egress from Bird Rd, Excellent Visibility, Multiple points of egress

Zoned mixed-use corridor (MC)

\$85,000 Average Household Income, 65,000 cars per day traffic count

2020 complete Renovation – new roof, underground electrical, connected to city sewer, all new electrical panels, new plumbing,

impact glass storefronts, outside seating area, new parking lot with 52 spaces, and all exterior led lighting. property directly next to this one is under construction, will be a medical building and it is on the market for 24 Million, the land size is 15000 sq ft (1393 sq m) half of what we have here.

**WE ARE WILLING TO FINANCE THE PROPERTY WITH A DOWN PAYMENT OF AT LEAST 7.5MM**

**THE BALANCE WOULD BE OWNER FINANCING WHICH IS MUCH FASTER AND LEAST EXPENSIVE FOR BOTH BUYER AND SELLER.**

## ABOUT THE AREA

From picture-perfect weather, pristine beaches and top-rated attractions, to lavish hotels, eclectic dining and a thriving arts and culture scene, Miami has everything you need for the vacation of your dreams. Look forward to enjoying a mix of international sophistication, natural tropical beauty and authentic cultural diversity. Check out top things to do and places to visit in Miami.

Miami is most famous for its amazing weather and beaches, and they are spectacular, but the city also offers many unexpected gems. The best place to start is the diverse array of neighborhoods, where visitors are encouraged to explore the cultural roots that make Miami an incredible melting pot. Discover the heritage of the Caribbean in Little Haiti, or the city's Bahamian foundations in West Coconut Grove. Get immersed in the African-American experience of Historic Overtown or the thriving Miccosukee Native American community in South Dade.

It's not just the colorful lifestyles and fashions that bring South Beach to life. Admire the colorful architecture lining iconic streets like Ocean Drive. Springing to life in the 1920s and 1930s, and often called the American Riviera, Miami Beach Art Deco was inspired by European trends in Paris and the Mediterranean, and introduced the city to new possibilities of vibrant colors and unique design. Thanks to preservation efforts, visitors can still enjoy these eye-catching beauties. Join a walking tour at the Art



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Deco Welcome Center to explore the area with an expert

Miami is one of the state's – and the world's – most popular vacation spots. Though destinations often are said to offer something for everyone, the Miami area does indeed offer multiple enticements for all: The trendy nightlife of South Beach, bejeweled by the eye candy of the Art Deco district. The bustle of Calle Ocho and the highly caffeinated energy of Little Havana. The plush hotels of Miami Beach and the historic hideaways of Coral Gables. Seemingly endless shopping opportunities in modern, sprawling malls and the quiet, personal attention offered by the family-owned shops of Coconut Grove and many other corners of the region. The lures of deep-sea fishing and golf and tennis.

## MAiN FEATURES:

- 2787 m2
- Sitting tenants in Place
- Guaranteed Rental Returns
- Great Investment Opportunity

Contact us today to buy or sell property in Miami Florida USA fast online

## Commun

Pied carré fini:	2787 m <sup>2</sup>
Dimesions du lot:	2787 m <sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL:	<a href="https://www.youtube.com/embed/-S4EIGqb87Y?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autopause=2&amp;wmode=transparent">https://www.youtube.com/embed/-S4EIGqb87Y?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autopause=2&amp;wmode=transparent</a>
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## Contact information

IMLIX ID:	IX4.693.363
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