

4141 North Miami Ave. | Miami Design District

FOR SALE

Shovel-ready 15,843± SF
office/retail building in
an Opportunity Zone



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MIAMIBEACH



MIAMI
DESIGN
DISTRICT

SITE

N. Miami Ave. (24,000 ADT)

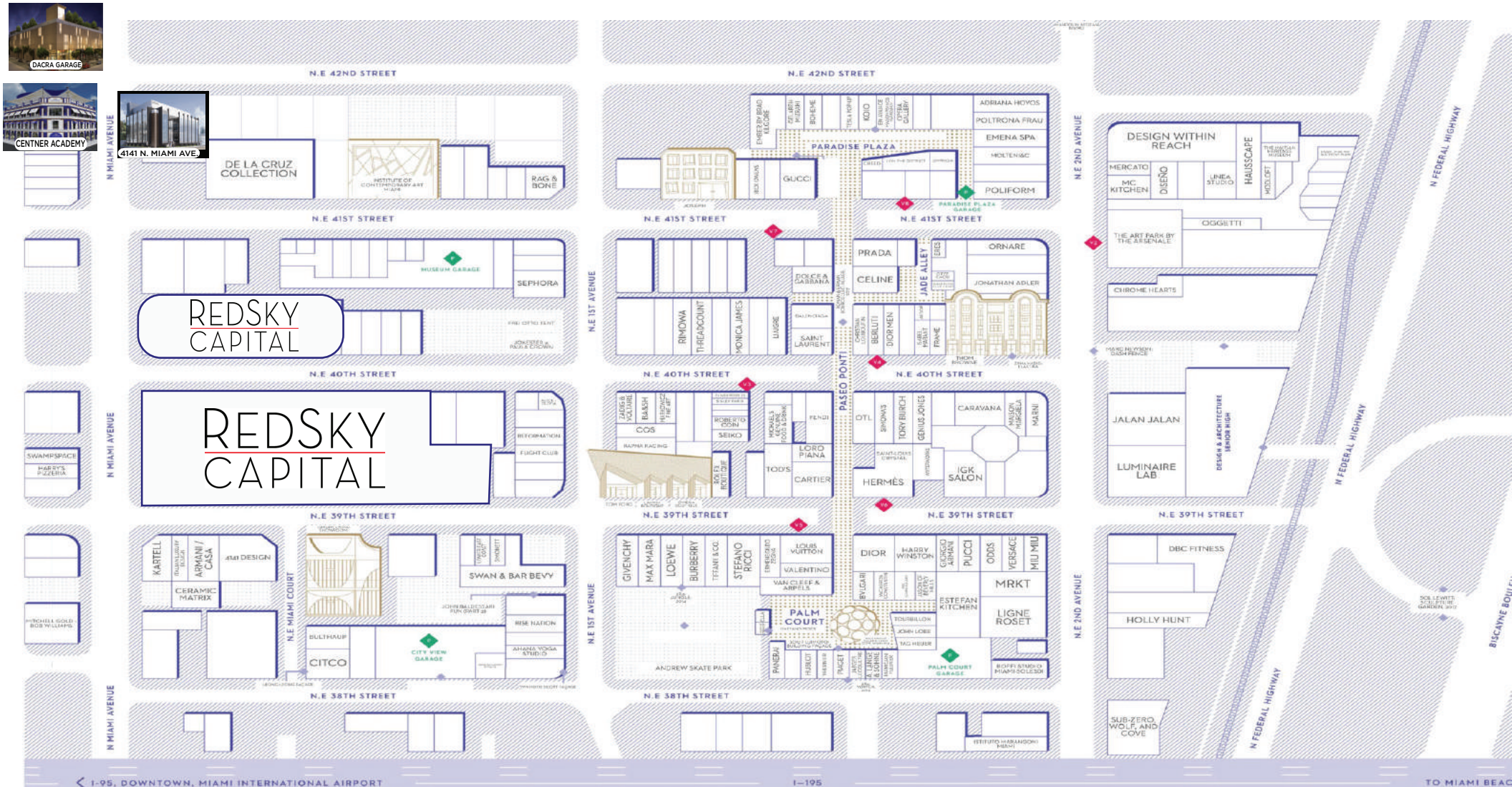
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HOSPITALITY³
RESTAURANT | RETAIL | ENTERTAINMENT

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H3 Hospitality is exclusively representing the seller of this approximately 15,843 sq. ft. free-standing historic mid-century building with rooftop terrace and ground-floor outdoor space perfectly situated in the north west gateway of the Miami Design District. The property has received approval from the Historic and Environmental Preservation Board (HEPB) and is in an Opportunity Zone adding tremendous value for an investor seeking to reduce or eliminate capital gain taxes. Due to its location on N. Miami Avenue, a highly traveled north/south artery the property provides excellent accessibility to I-95 and visibility on N. Miami Avenue.

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Property Address: 4141 N. Miami Ave., Miami, FL 33137

Price: Upon Request

Lot Size: 9,700 ±Sq. Ft.

Zoning: T4-O General Urban

Lot Coverage: 60%

Building Size: 15,843 ± Sq. Ft.

Frontage: 94' on N. Miami Ave

- Features:**
- Situated in an Opportunity Zone permitting postponement or elimination of capital gains tax.
 - Historic tax credit available.
 - Highly visible hard corner on North Miami Avenue. (24,000 ADT)
 - Convenient access to I-95 and I-195
 - Rooftop terrace and ground-floor outdoor space.

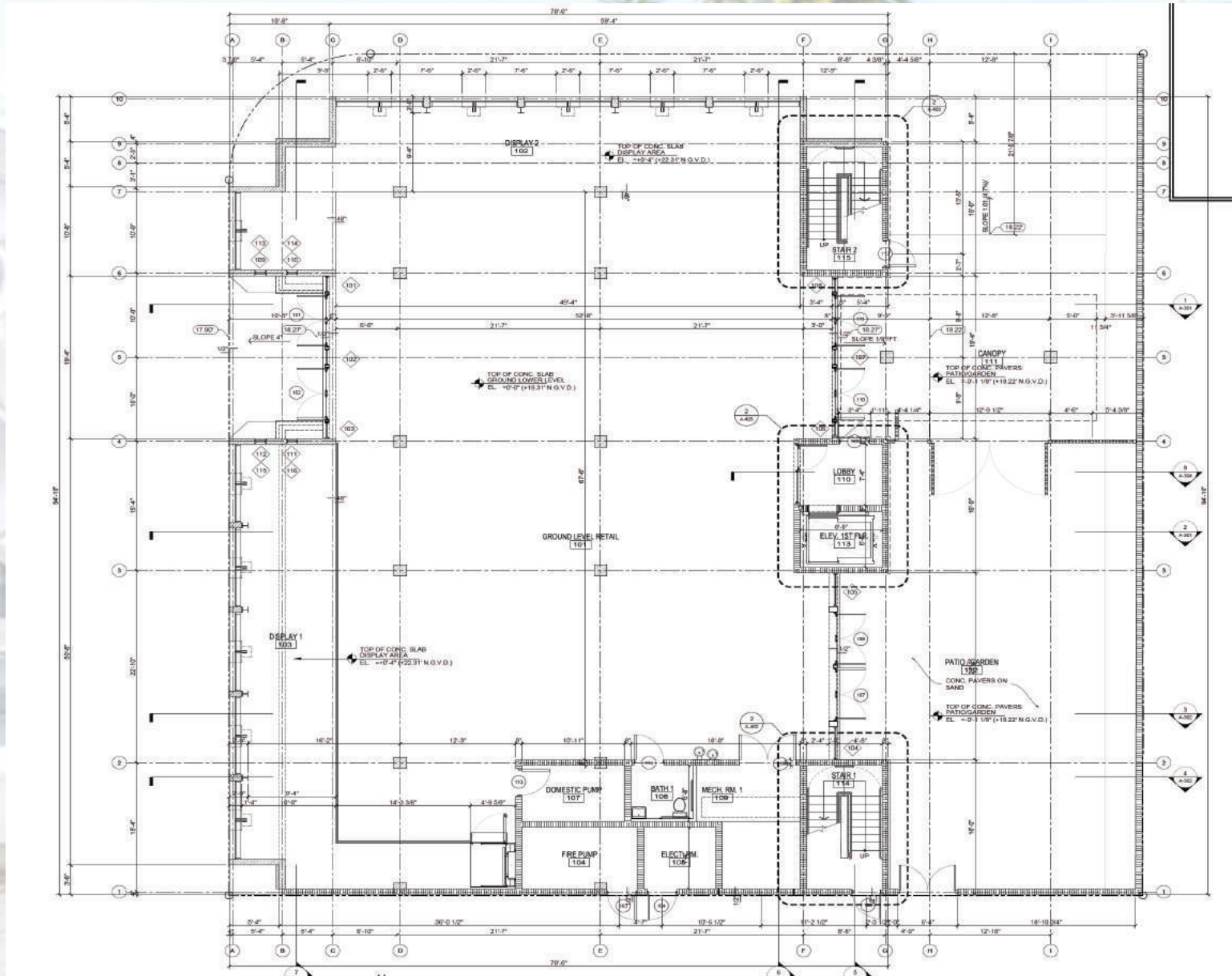


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Ground Floor
6,014±SF



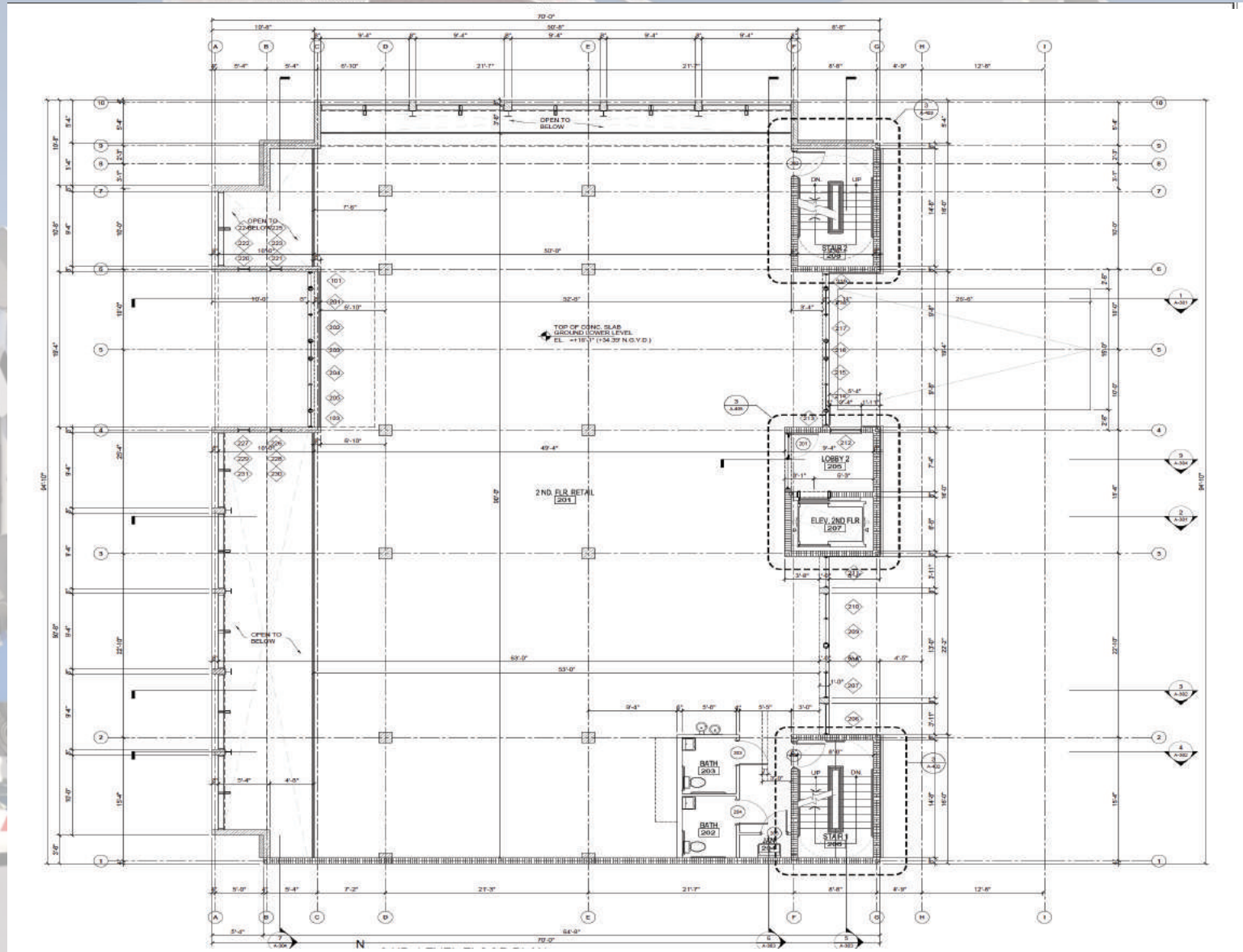
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Second Floor

5,145± RSF

4,579± USF



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Third Floor

4,237±RSF

3,771±USF



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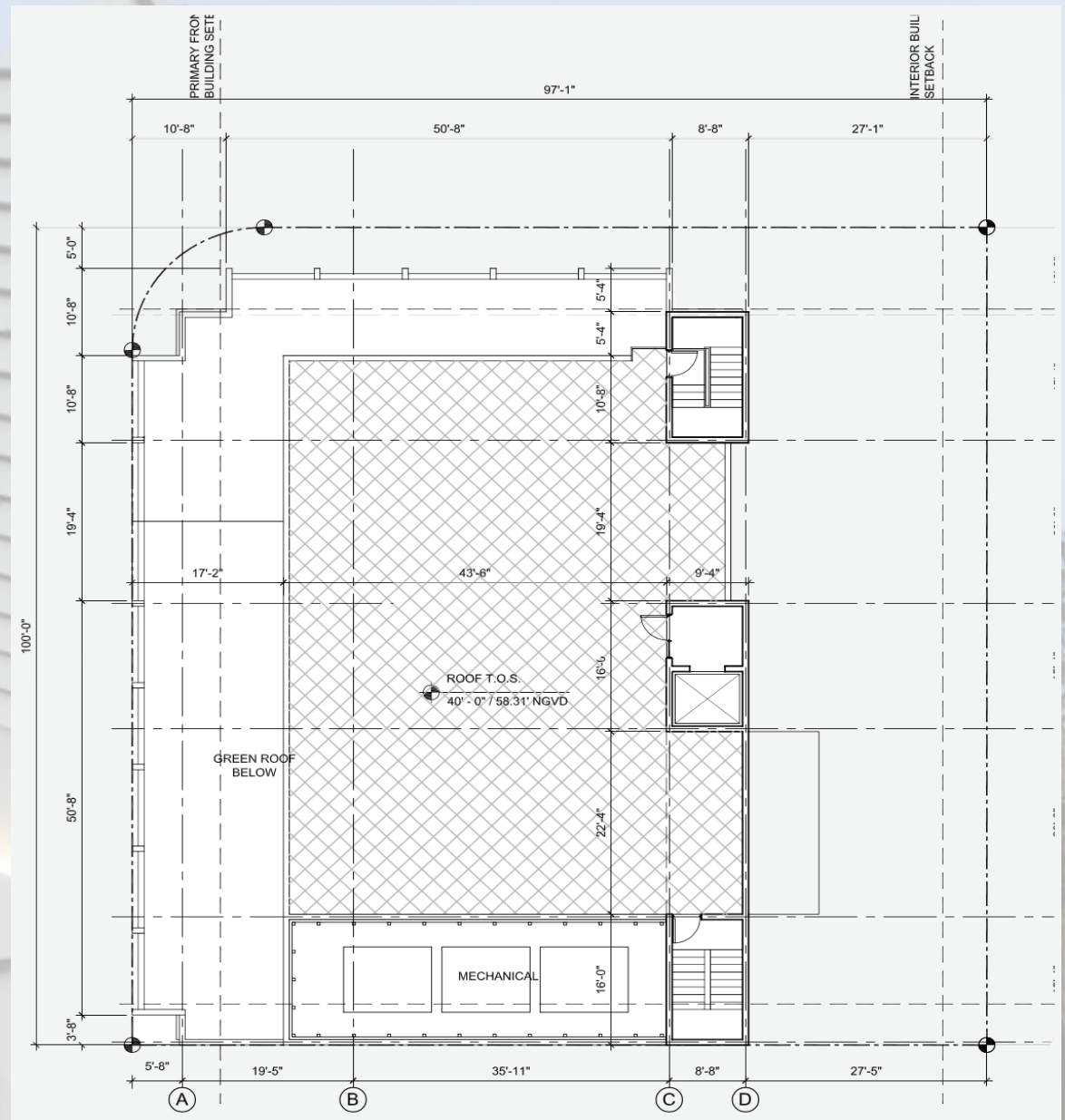


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Rooftop

447 ± RSF

3,097 ± USF



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1

Address: 3801 NE 2nd Avenue, Miami, FL 33137
Sale Price: \$15,500,000
Price (PSF): \$1,586.49
Sale Date: February 2019
Bldg. (SF): 9,770
Lot (SF): 12,956
NOI: \$0
CAP Rate: 0%



***Renovated building**

2

Address: 3291 NE 2nd Avenue, Miami, FL 33137
Sale Price: \$12,000,000
Price (PSF): \$1,411.76
Sale Date: May 2019
Bldg. (SF): 8,500
Lot (SF): 9,239
NOI: \$0
CAP Rate: 0%



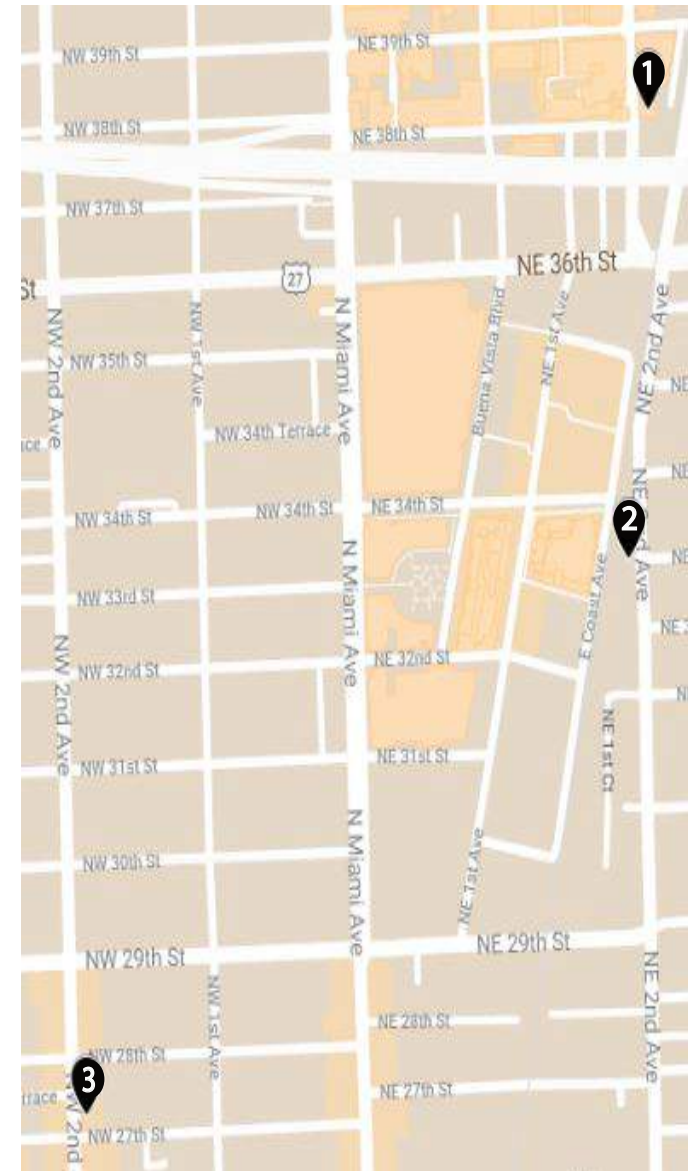
***Unrenovated building**

3

Address: 2701 NW 2 Avenue
Sale Price: \$9,500,000
Price (PSF): \$1,403.46
Sale Date: March 2019
Bldg. (SF): 6,769
Lot (SF): 11,815
NOI: \$0
CAP Rate: 0%



***Unrenovated building**



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