

Commercial Sale

- 1215 West Ave # 1, Miami Beach, Florida 33139



Retail Condos for Sale
1215 West Avenue
Miami Beach, FL

2 Leased units
 9,271 sf total
 3,204 sf Skin Care
 1,970 sf Cafe
 4,097 sf Garage

Pricing Guidance \$966 psf = \$5M

Primary Features of 2 Retail Condos and 59-space Garage for Sale

- Unit 1: 1,970 SF international cafe *Joe & The Juice*: 300+ corporate stores, 35% average same-store revenue growth, EBIDA margin averaged 20.5% in 2023
- Unit 2: 3,204 SF regional skin care *Totals*: 2,237 SF 1st floor + 927 basement. *Musubi Beauty Co.* is a 4-unit chain recently signed to 7-year - \$64 NNN Lease
- Parking Garage for Sale separately: 4,097 SF (1,648 sf 1st floor + 2,432 sf 2nd floor) 59 spaces. Parking spaces operated by *Joe's Parking*. Motorized elevated parking managed 24 hours

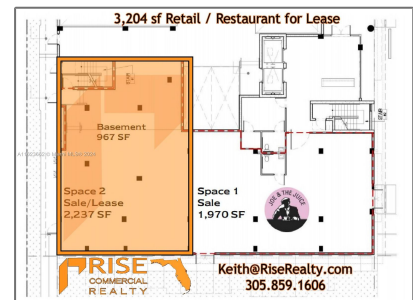
Neighborhood features

- Easy driving access from busy Alton Road (SR vehicles) & MacArthur 395
- 40,000 residents within 1 mile
- ~\$30,000 average income
- New Condo Residences: Five Park, Monard Terrace & newly renovated Southgate, Mondrian or Flamingo Point
- Municipal Capital Improvements Project: Street Relining & Renovations: 1st of 22 neighborhoods. City prioritized West Ave
- Miami Beach already draws 12M tourists but now claims year-round professionals as residents attracted to new *Class A office developments* & public parks.

5,174 sf Retail Floor Plans

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Basic Details

Property Type:	Commercial Sale
Property Sub Type:	Retail
Listing Type:	For Sale
Listing ID:	A11623662
Price:	\$5,000,000
Year Built:	2016
Built up area:	17,250 Sqft
<input checked="" type="checkbox"/> Type of Business:	Condominium, Retail Space

Features

<input checked="" type="checkbox"/> Heating System:	Central Individual A/c
<input checked="" type="checkbox"/> Cooling System:	Central Individual A/c
<input checked="" type="checkbox"/> Security:	Smoke Alarm, Smoke Detector(s), Fire Sprinkler System, Security System
<input checked="" type="checkbox"/> Parking:	Valet, On Street, Garage-under Building
<input checked="" type="checkbox"/> Flooring:	Concrete
<input checked="" type="checkbox"/> Lot Features:	Central Business District, In Residential Area, Near Airport, Near Seaport
<input checked="" type="checkbox"/> Sewer:	Public Sanitation

Water Front: **1**

Address Map

Country:	US
State:	FL

County:	Miami-Dade County
City:	Miami Beach
Zipcode:	33139
Street:	1215 West Ave # 1
Street Number:	1215
Building Name:	ABAE Hotel Retail
Floor Number:	0
Longitude:	W81° 51' 29.3"
Latitude:	N25° 46' 58.6"
Unit Number:	CU-1
Direction:	from Downtown Miami drive 395 East to exit Left on the Northbound Ramp for Alton Road then turn Left on 12th Street from North Miami drive 195 East exiting Right to Alton Road Southbound and turn Right on 12th Street.
Parcel Number:	02-32-34-244-0460
Zoning:	4000