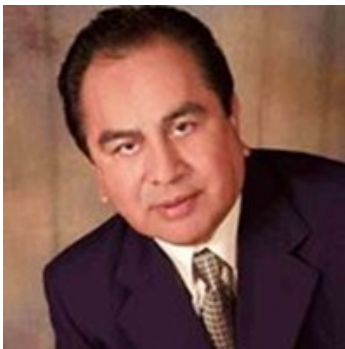




PROPERTY REPORT

2195 NW 27th Ave, Miami, FL 33142



Presented by

WALTER BRICENO | Broker Associate Real Estate

Florida Real Estate License: 3139732

Florida Appraisal License: 3139732



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NEW FLORIDA REAL ESTATE

17104 SW 95 TER

MIAMI, FL 33196

2195 NW 27th Ave, Miami, FL 33142

● Active

* Active: 9/19/2024

List Price

\$1,990,000

Active Date: 9/19/2024

Listing ID: A11663898

Closed Price

\$130,000

Closed Date: 6/9/2014

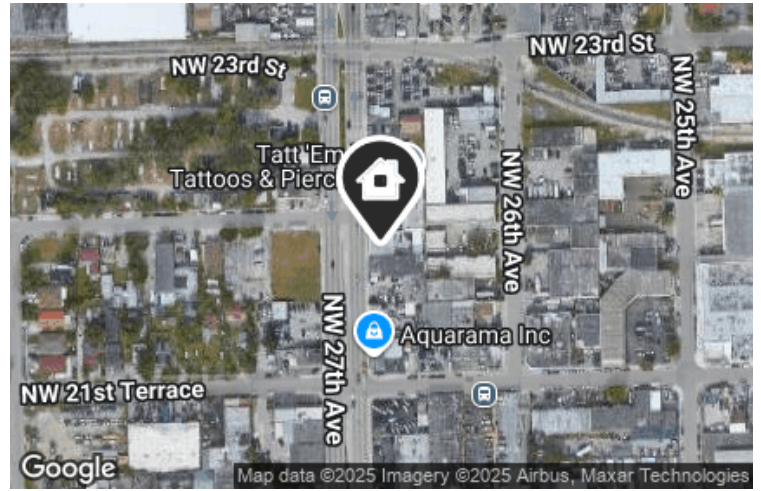
Price Per Sq Ft

\$746

Property Facts

	Public Facts	Listing Facts
Property Type	Industrial	Land
Property Subtype	Warehouse (Industrial)	Land/Lots
Number of Units	0	-
Number of Stories	1	-
Building Area (sq ft)	2,668	-
Lot Size	5,800 sqft	5,800 sqft
Lot Dimensions	5800 SF	-
Year Built	1946	-
Garage (spaces)	0	-

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.



Tenant Data – Total Tenants Found: 2

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
Prestige Auto Miami Collisions LLC Sosa, William, Manager	–	–	–	5/18/2020
Pro Tax & Multi-Services Corp –	–	–	Tax & accounting offices	–

Extended Property Facts

Property Features

Road	Legal Access Road
Sewer	Other Sewer
Lot Size Features	1 To 2 1/2 Acres
Utilities	Electric, Phone Line, Sewer, Water
Water	Municipal Water

Interior Details

Adjusted Area	2668 sq ft
Office Area	150 sq ft

Exterior Details

Lot Size - Square Feet	5,800 sq ft
Lot Size - Acres	0.13 acres
Neighborhood Code	6702717

Location Details

Directions to Property	AV. 27 / 21 ST. MIAMI FL 33142
Zoning	I
Location Features	Commercial Park

Other Details

Effective Year Built	2016
Patio	415
Metal Fence	25
Concrete Paving	1200

Schools (based on location)

Elementary School	Melrose Elementary School
Middle School	Brownsville Middle School
High School	Miami Northwestern Senior High School
School District	Miami-Dade County School District

Listing Facts and Details

Listing Details

Listing ID: A11663898

Listing Source: Miami REALTORS®

Original List Price: \$1,990,000

Original List Date: 9/19/2024

Current List Price: \$1,990,000

Possession: At Closing, Negotiable

Showing Instructions: Call Listing Agent

Utilities: Electric, Phone Line, Sewer, Water

Details:

Comercial building located in a busy area, very dynamic area of the automotive market, excellent location near to downtown Miami, near the Miami International Airport and the main avenues of the central hull, total 5,800 SQFT 2,860 under roof, with 260 sqft office. Two (02) bathrooms, staff dining area, total protection is located on 27th Avenue, construction is on CBS and the new roof, new electrical and plumbing.

Legal:

CITY/MUNI/TWP:MIAMI SUBD:DR BURKHARTS WINTER GDNS RESUB SEC/TWN/RNG/MER:SEC 27 TWN 53S RNG 41E DR BURKHARTS WINTER GARDEN RESUB PB 24-68 LOT 13 LESS ST BLK 11 LOT SIZE 50.000 X 116 OR 18329-0152 0798 4

Price Change History

Change Date	Description	Price	Change %
9/19/2024	Active	\$1,990,000	-

Public Facts

Owner Information

Owner Name (Public)	ALBERTO TORRES
Owner Name 2 (Public)	KETY BLANCO CORNEJO
Time Owned	11
Mailing Address	2195 Nw 27Th Ave Miami FL 33142-7146

Legal Description

Parcel Number	01-3127-049-0480
County	Miami-Dade County
Zoning	7000:INDUSTRIAL,GENERAL
City/Municipality/Township	MIAMI
Census Tract	120860024.022009
Carrier Route	C060
Abbreviated Description	CITY/MUNI/TWP:MIAMI SUBD:DR BURKHARTS WINTER GDNS RESUB SEC/TWN/RNG/MER:SEC 27 TWN 53S RNG 41E DR BURKHARTS WINTER GARDEN RESUB PB 24-68 LOT 13 LESS ST BLK 11 LOT SIZE 50.000 X 116 OR 18329-0152 0798 4
Current Use	Land/Lots

Assessed Values

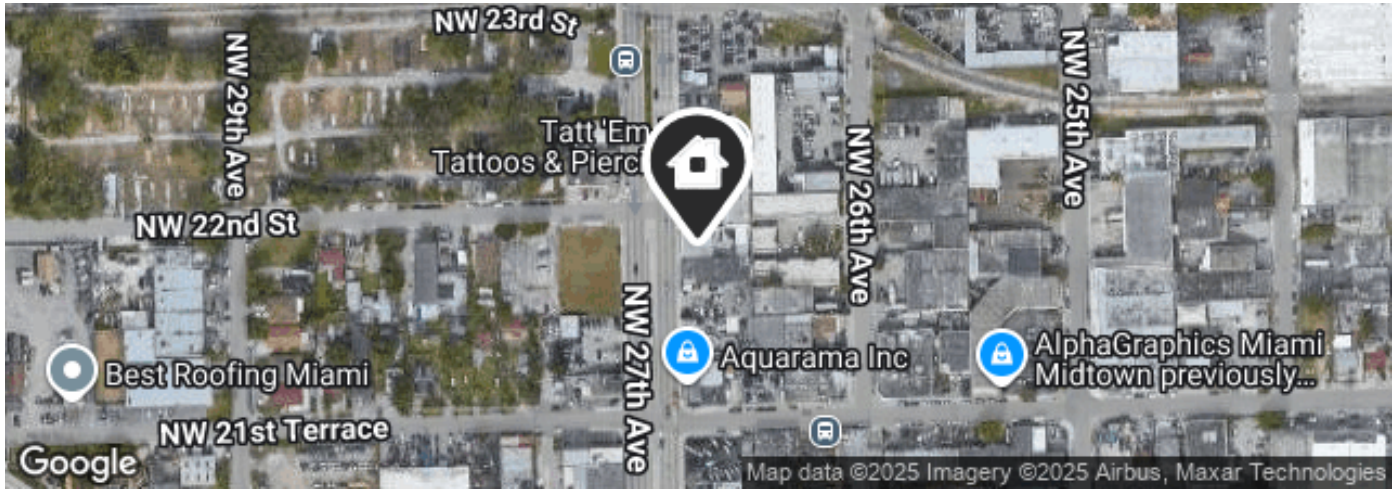
Date	Improvements	Land	Total	Tax
2024	\$440,000	\$348,000	\$788,000	\$10,000
2023	\$261,000	\$290,000	\$551,000	\$8,191
2022	\$251,000	\$232,000	\$483,000	\$7,323
2021	\$155,000	\$203,000	\$358,000	\$6,330
2020	\$72,000	\$203,000	\$275,000	\$5,417
2019	\$38,000	\$203,000	\$241,000	\$4,872
2018	\$444	\$203,000	\$203,444	\$4,872
2017	-	-	\$114,950	\$3,054

2016	-	-	\$104,500	\$2,368
2015	-	-	\$95,000	\$2,112
2014	-	-	\$130,418	\$2,958
2013	-	-	\$118,818	\$2,691
2012	-	-	\$139,772	\$3,158
2011	-	-	\$140,479	\$3,195
2010	-	-	\$152,787	-
2009	-	-	\$184,274	-
2008	-	-	\$206,070	-

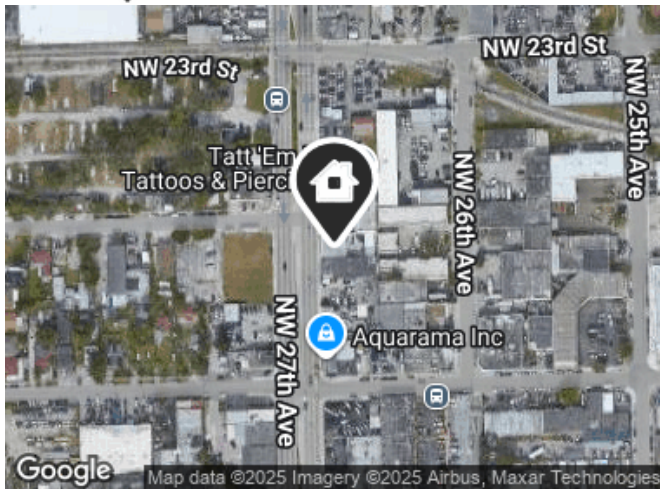
Deed Records

Recording Date	9/16/2024	6/9/2014
Document Type	Intrafamily Transfer	Warranty Deed
Sales Price	-	\$130,000
Sales Price Code	Document states price as 0	Sales Price or Transfer Tax rounded by county prior to computation. Varies by county.
Buyer Name	ALBERTO TORRES, KETY BLANCO CORNEJO	ALBERTO TORRES
Buyer ID	Life Tenant (holds a life estate interest only)	Individual(s)
Seller Name	ALBERTO TORRES, KETY BLANCO CORNEJO	JANICE LEE BYRD
Seller ID	Married Couple	Married women as her sole and separate property
Document #	2024R0704566	2014R0408929
Total Transfer Tax	-	\$780
Book #	34408	29183
Page #	3998	3073
Contract Date	9/12/2024	6/5/2014
Inter-family Transfer	1	-

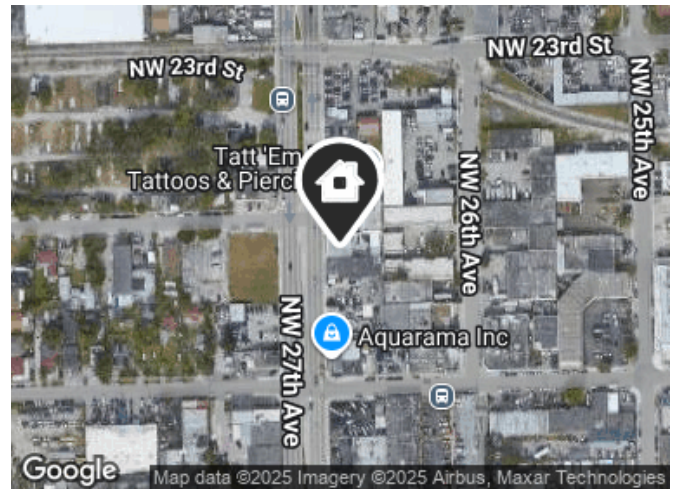
Maps



Legend: Subject Property

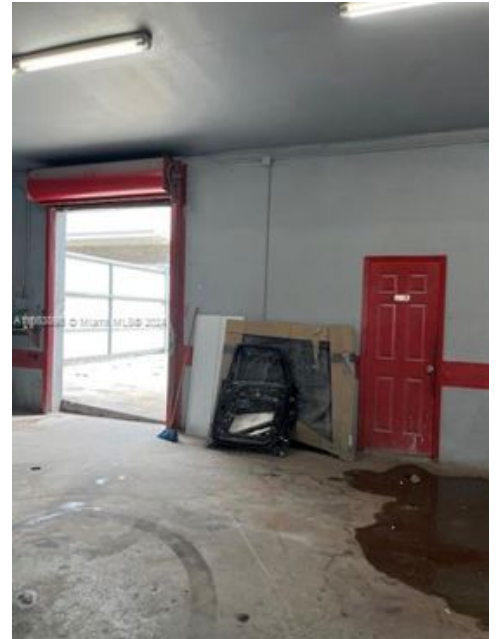
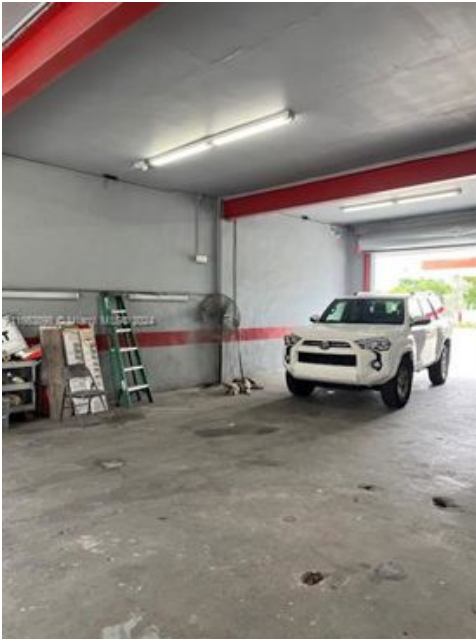


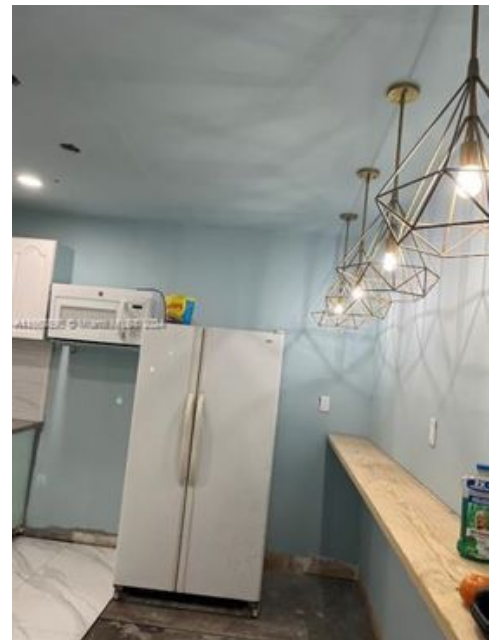
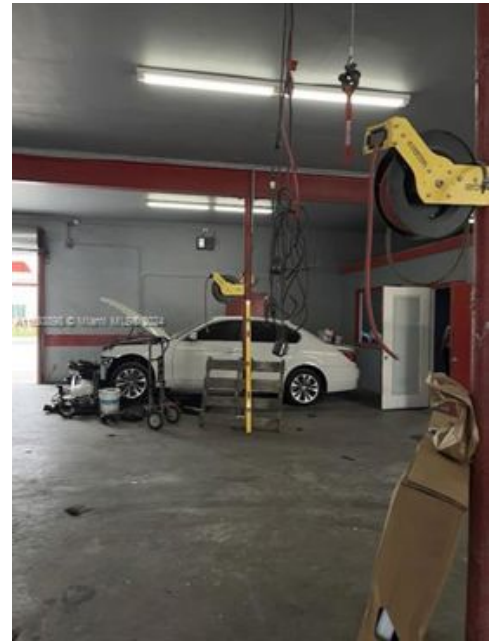
Legend: Subject Property



Legend: Subject Property

Property Photos





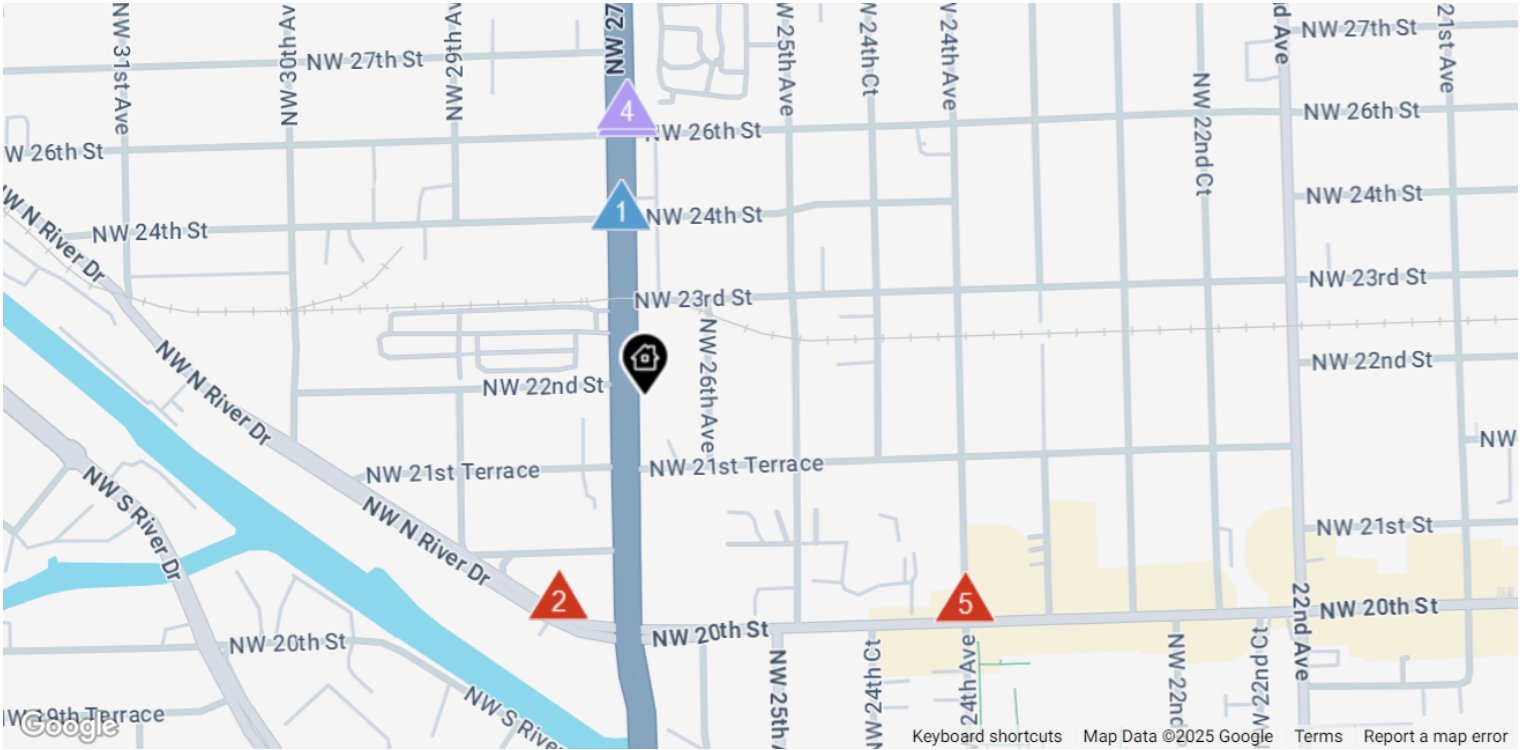


Historical Photos





Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1
58,251

2024 Est. daily traffic counts

Street: NW 27th Ave
Cross: NW 24th St
Cross Dir: N
Dist: -

Historical counts

Year	Count	Type
2009	54,000	AADT
2008	61,000	AADT
1997	32,000	AADT

2
29,302

2024 Est. daily traffic counts

Street: NW North River Dr
Cross: NW 20th St
Cross Dir: SE
Dist: -

Historical counts

Year	Count	Type
2004	28,930	AWDT
1998	26,710	AWDT
1997	24,440	AAWDT

3
36,464

2024 Est. daily traffic counts

Street: Northwest 27th Avenue
Cross: NW 27th Ave
Cross Dir: W
Dist: -

Historical counts

Year	Count	Type
2021	34,500	AADT
2020	34,000	AADT
2019	39,000	AADT
2018	38,500	AADT

4
35,661

2024 Est. daily traffic counts

Street: FL 9
Cross: NW 27th Ave
Cross Dir: SW
Dist: -

Historical counts

Year	Count	Type
2022	35,500	AADT

5
20,575

2024 Est. daily traffic counts

Street: Northwest 20th Street
Cross: NW 24th Ave
Cross Dir: E
Dist: -

Historical counts

Year	Count	Type
2022	19,200	AADT
2021	19,600	AADT
2020	20,000	AADT
2018	26,000	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

