

OFFERED FOR SALE

1700 Sans Souci Boulevard

North Miami, Florida

PRICE

\$1,970,000

SBA 504 / 7(a) eligible



3,211

SQUARE FEET

12,970

SF OF LAND

1

STORY

1971

BUILT

C-2BE

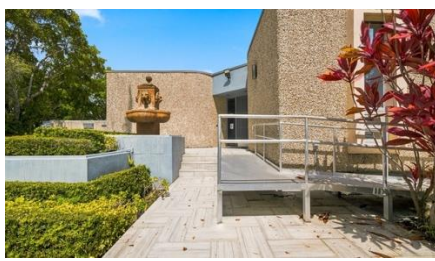
ZONING

A building for a practice, not a portfolio.

Freestanding, single-story, on its own parcel east of Biscayne Boulevard. The building has housed one law firm for decades and is laid out the way a firm actually works: a private reception room off the front door, individual partner offices along the window line, and a conference room walled floor to ceiling in reporters. The building is defined by a distinctive exposed-aggregate façade, giving the exterior a unique, textured character and street presence

Standalone commercial properties east of Biscayne Boulevard rarely come to market. The submarket is mature, supply-constrained and tightly held, with many assets remaining under the same ownership for decades. For firms seeking a permanent presence in this part of North Miami, the practical alternative is typically not another acquisition opportunity, but continued tenancy in a third-party building.





Reception, private partner offices, a conference room with full library walls, kitchen and file rooms — all on one level.

CLIENT ACCESS

A dedicated ADA ramp serves at the main entrance. Clients park in a private lot a few steps from the door and enter at grade — no shared lobby, no elevator, no parking garage. The building is single-story, so every office, the conference room and the restrooms are on the same level as the entrance.

THE LOCATION

Sans Souci Estates, east of Biscayne Boulevard. The Broad Causeway at NE 123rd Street puts Bay Harbor Islands, Bal Harbour and Surfside minutes from the door. The North Dade Justice Center is about two and a half miles north on Biscayne; downtown Miami and the federal courthouse run straight south on Biscayne or I-95.

OWNERSHIP & TERMS

Held by the same firm since 1988 and offered now for the first time. \$1,970,000. Owner-occupants using at least 51% of the building may finance through SBA 504 or 7(a).

A neighboring building may also be available. Call Jonathan Singer at (786) 223-3632 to inquire.

AT A GLANCE

Property	Freestanding office
Stories	One
Building SF	3,211 SF
Land	12,970 SF / 0.30 AC
Built	1971
Zoning	C-2BE
Folio	06-2232-038-0380
Parking	Private surface lot
Access	ADA ramp at main entry
Certification	50-Year obtained
Roof	Replaced, past 15 yrs
Flood zone	FEMA AE