

# Exclusive Opportunity for Sale



**261 NW 71st St & 7120 NW 2nd Ct**

**Miami, FL 33150**

## Investment Highlights

- 12,500 SF creative industrial asset at 261 NW 71st St / 7120 NW 2nd Ct
- \$6,200,000 asking price, equating to \$496 per building SF on a 0.35-acre site
- Proposed approximately two-year seller leaseback at \$30.00/SF NNN, generating approximately \$375,000 in annual base rent and a 6.05% pro forma cap rate
- Seller financing available to qualified buyers
- Integrated facility featuring showroom, office, warehouse, and production functionality
- Positioned within the path of Little River redevelopment, including Swerdlow's approximately \$3 billion, 63-acre Little River District and planned Tri-Rail station

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## Marcus & Millichap THE ZYLBERGLAIT GROUP

|                      |                     |
|----------------------|---------------------|
| <b>Price</b>         | \$6,200,000         |
| <b>Building Area</b> | 12,500 SF           |
| <b>Type</b>          | Creative Industrial |
| <b>Price/SF</b>      | \$496               |
| <b>Lot Size</b>      | 0.35 Acres          |
| <b>Pro Forma Cap</b> | 6.05%               |

## Offering Memorandum



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# Property Photos & Location

