

FOR SALE

530 NW 54 Street

Miami, FL

\$3,900,000

Asking Price

9,098 SF

Building Size

13,400 SF

Lot Size

T5-O

Zoning



LITTLE HAITI

Executive Summary

Metro 1 exclusively presents for sale the property located at 530 NW 54 Street, Miami, FL (“The Property”).

Located in Little River/Little Haiti—recently named the “coolest neighborhood in Miami” by Time Out Magazine—the area is rapidly transforming from industrial to creative office, retail, restaurants, breweries, showrooms, and other cultural uses. It is home to Miami’s best restaurant, Sunny’s Steakhouse; top entertainment venue, ZeyZey; the U.S.’s largest padel club, Ultra Padel; Michelin-starred Boia De; Bib Gourmand restaurant La Natural; plus Citadel Food Hall, Magic 13 Brewing, Imperial Moto Cafe, Fooq’s, Magie, Tran An, Raw Fit, Mid’s Market, Counter Culture Coffee, Eliou, Ogawa, Bar Bucce, Fiorito, and 727 Pilates, among others.

Several large-scale projects are underway, including the 349-unit Sixty Uptown at Magic City Innovation District, AJ Capital’s 27-acre mixed-use development, Cedar Street’s 191-unit project, Swerdlow’s mega development, Yakol’s HOUSE by Shigeru Ban, and Midtown Capital’s 348-unit project.

For an incoming multi-provider medical office, or medspa operator, the existing improvements represent a rare plug-and-play opportunity. Alternatively, the building can be readapted to serve creative offices or reconfigured as a multi tenant retail building.

The building is perfectly zoned as T5-O, which allows for an ample range of commercial uses, as well as 5 stories of development potential.



530 NW 54 STREET

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Ground Floor



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Second Floor



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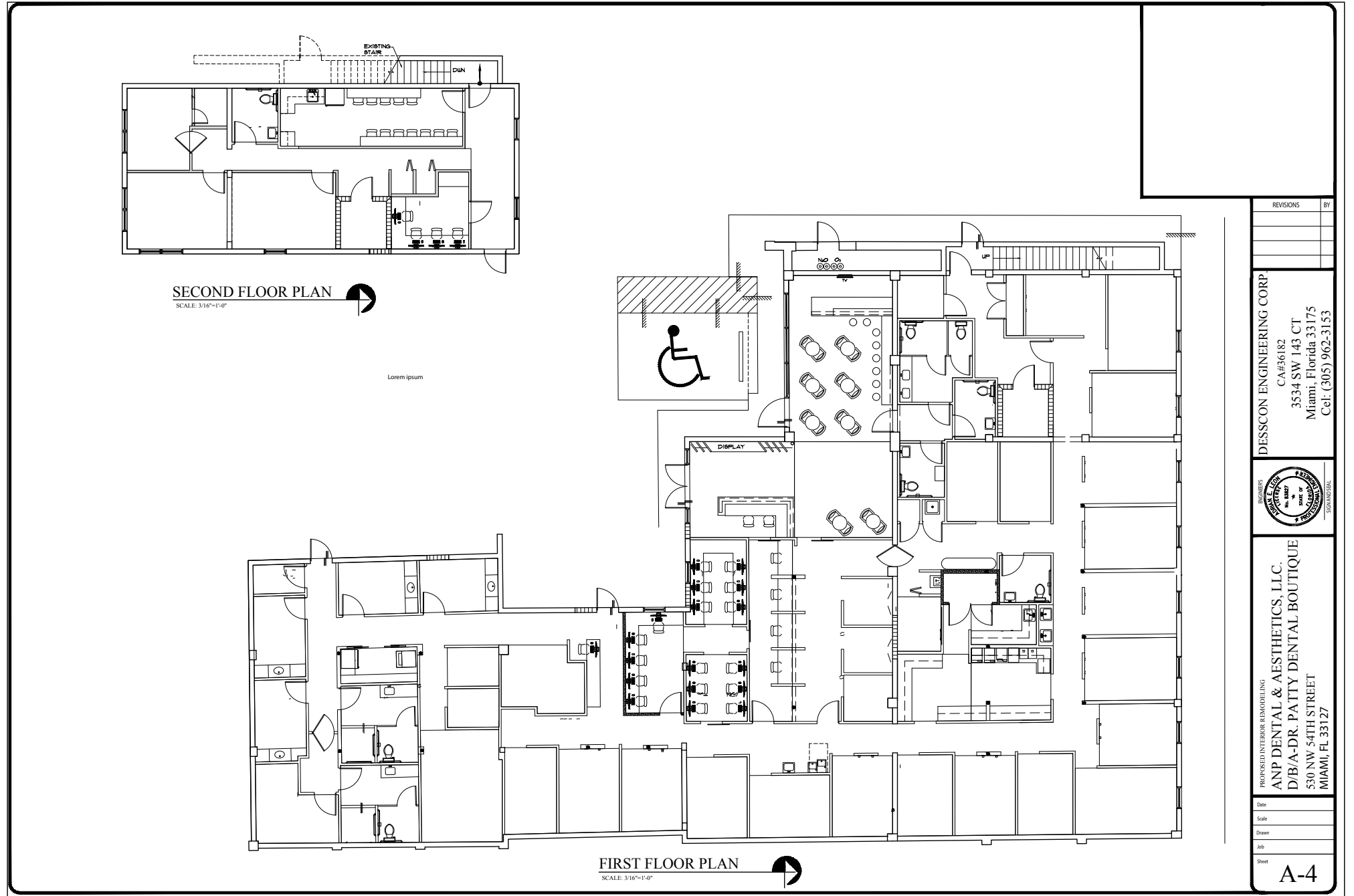
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Floor Plan



REVISIONS	BY

DESSCON ENGINEERING CORP.
CA #56182
3534 SW 143 CT
Miami, Florida 33175
Cel: (305) 962-3153

PROPOSED INTERIOR REMODELING
ANP DENTAL & AESTHETICS, LLC.
D/B/A-DR. PATTY DENTAL BOUTIQUE
530 NW 54TH STREET
MIAMI, FL 33127

Date
Scale
Drawn
Job
Sheet

A-4

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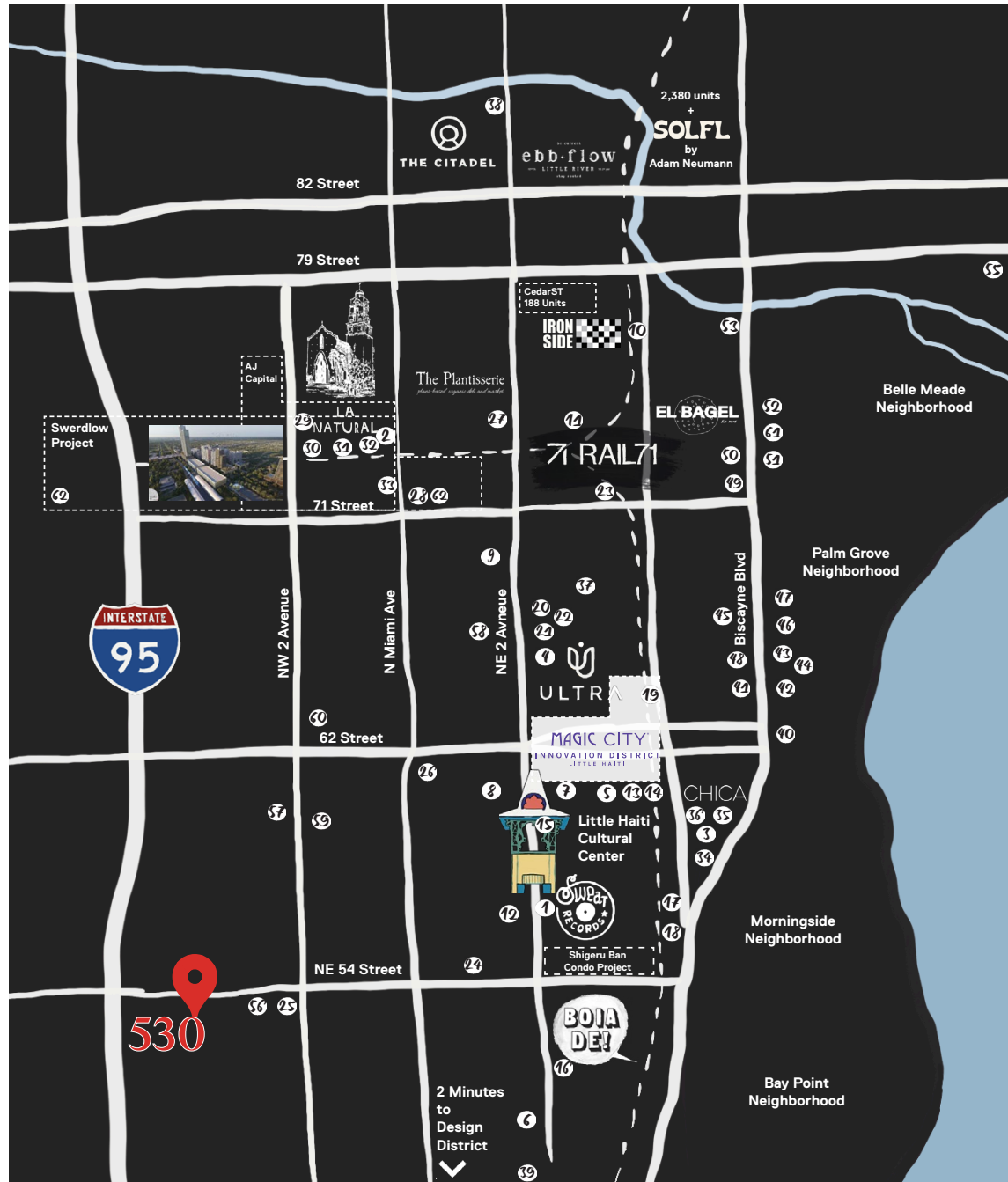
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Map



- 1 Fiorito
- 2 Sunny's Steakhouse
- 3 The Boulevard Apartments
- 4 Raw Fit
- 5 Magic 13 Brewing
- 6 El Turco
- 7 Moe Studio
- 8 Laundromat Art Space
- 9 Sanguich
- 10 Ironside
- 11 Kurku Dukkani
- 12 Choublak Garden
- 13 Verde
- 14 Brawlerz Box
- 15 Villain Theater
- 16 Vinonueva
- 17 Piero Atchugarry Gallery
- 18 Sullivan Street Bakery
- 19 La Wagyeria
- 20 Locust Projects
- 21 Betr
- 22 Pan American Projects
- 23 Hagerty Social
- 24 Emporium Brazil
- 25 Chef Creole
- 26 Piman Bouk Bakery
- 27 Cindy Lou's Cookies
- 28 The Workshop
- 29 Ogawa
- 30 Imperial Moto Cafe
- 31 Eliou
- 32 Fooq's
- 33 Whole Hog BBQ
- 34 Consignment Bar
- 35 Flora Plant Kitchen
- 36 Praga Salon
- 37 Artpie
- 38 Plant the Future
- 39 Mandolin
- 40 Europa Cafe
- 41 Starbucks
- 42 Panther Coffee
- 43 Ceviches by Divino
- 44 O'Munaciello
- 45 Uptown 66
- 46 Blue Collar
- 47 Luna Pasta
- 48 Vegan Bites
- 49 Phuc Yea
- 50 Moshi Moshi
- 51 NiDo Cafe
- 52 Ensenada
- 53 Mad Records Café
- 54 Cuckoo Clock
- 55 Half Moon Empanadas
- 56 Shawarma Saj
- 57 Clive's Cafe
- 58 Adelita's Cafe
- 59 Sur
- 60 House of Food Porn
- 61 Caracas Bakery
- 62 Swerdlow + Related | 5,000 Units

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Market Drivers - Magic City Innovation District - Little Haiti

MAGICCITYDISTRICT.COM



THE DISTRICT TODAY

The Magic City Innovation District -Little Haiti currently has 182,000 SF of creative office, restaurant, retail and gallery spaces. Currently home to an eclectic mix of businesses from vintage auto dealer Schaltkulissee, Ultra Padel, Dinko Pickleball, CCOM, Maegan, Diane Lowenstein Gallery, Magic 13 Brewery and the venue ZeyZey.



ON THE HORIZON

Three towers are currently in the horizon for the District, and will be developed in the next 2-3 years. First an office tower co-developed with the Dupont Registry, for 370,000 SF, where Motorsports.com will house its HQ. Second, a 25-story residential tower with 349 luxury apartments and 13,200 SF of retail space.



THE LONG TERM VISION

Over the span of 10-15 years, Magic City Innovation District - Little Haiti will be developed into 2,700 residential units, 2M SF of office space, 500,000 SF of retail space, over 450 hotel units, and incorporate a commuter train station (construction starts on 2027) and a grand promenade.



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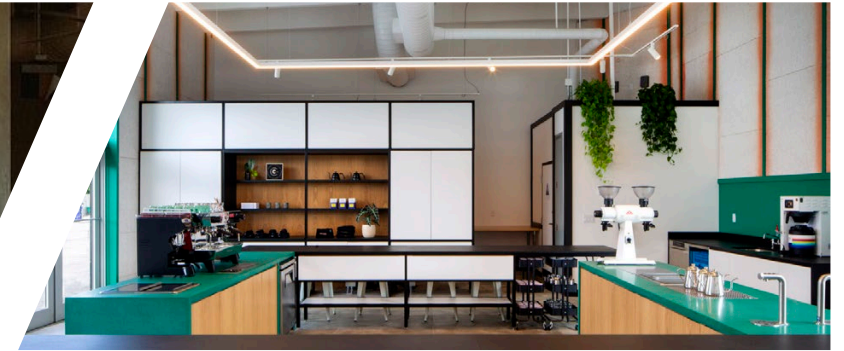
Market Drivers - Little River

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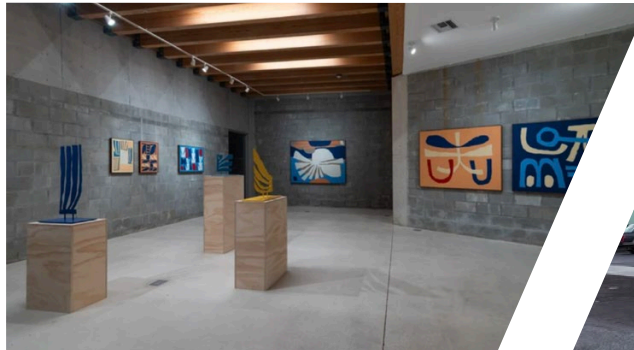
Little River
Miami

THE DISTRICT TODAY

The Little River Miami district currently houses over 40 businesses spanning from restaurants to galleries to creative offices. Some of its most recognized businesses include the trendy pizzeria La Natural, national coffee roaster Counter Culture, local coffee shop

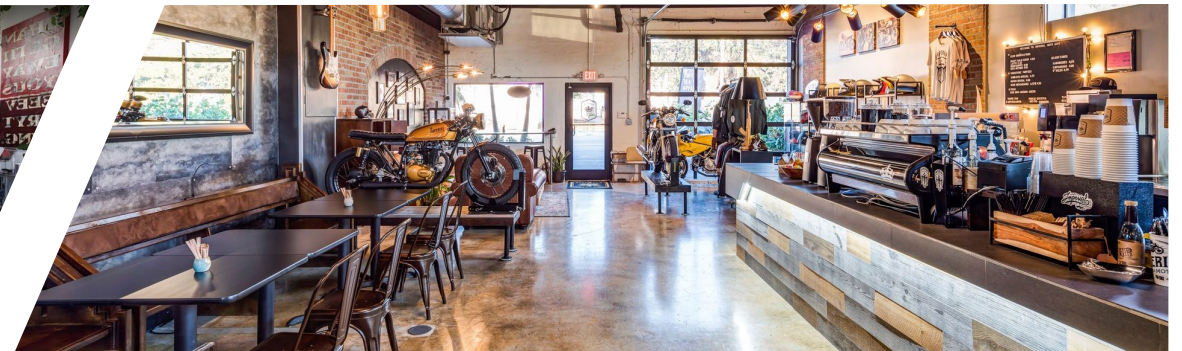


Imperial Moto Cafe, artist studios Fountainhead Studios, the Center for Subtropical Affairs, and new outposts from local, award-winning restauranteurs at Sunny's, Fooq's and Bar Bucca. The district is a hub for the creative class, housing many business owners that started the creative movement in Wynwood and the Design District, paving the way for Little River//Miami to undergo a similar transformation



THE LONG TERM VISION

Currently, MVW Partners is seeking to rezone the 24+ acres portfolio that comprises LittleRiver.Miami from its existing 137 units allowed, into 531 units. The maximum height would be 10 stories.



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Market Drivers - Swerdlow

THE PROJECT

Swerdlow Group is proposing a massive, mixed-use public housing project spanning 65 acres along Miami's Little River and Little Haiti neighborhoods. The development could cost \$2.6 billion and create nearly 5,000 workforce and affordable housing units.

Coconut Grove-based Swerdlow Group responded to Miami-Dade County's request for proposals to redevelop and expand four public housing projects. The entire project would include private land and would be mostly privately financed. It could take nearly a decade to complete. Arquitectonica was tapped to design the project.

Swerdlow would work with AJ Capital Partners, which owns a majority stake in a 27-acre portfolio of land in Little River. Swerdlow told the newspaper that it is one of the largest redevelopments planned in Miami.



Market Drivers - Ironside

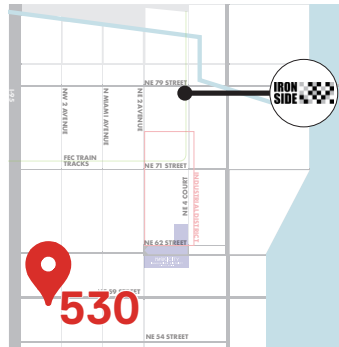
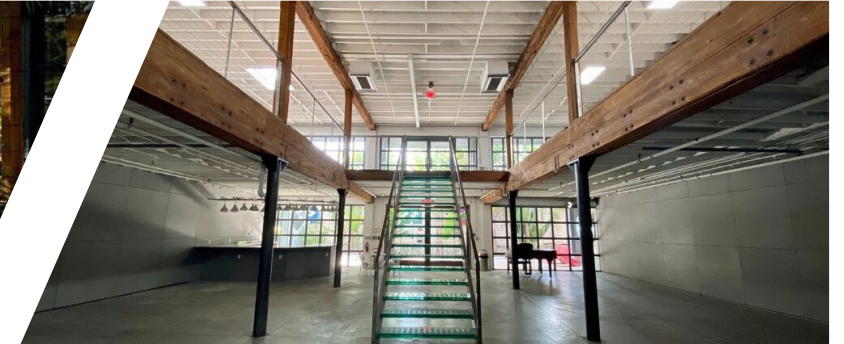
MIAMIIRONSIDE.COM



THE DISTRICT TODAY

Situated in Miami's Upper Eastside, Ironside features a vibrant, mixed-use urban center developed by visionary Ofer Mizrahi. With 60+ design showrooms, beauty salons, local shops, art studios, cafes, playrooms, galleries and a wellness center.

The area features Ironside Pizza, one of Miami's best pizza spots, and a long directory of design showrooms, architecture firms, and boutique retailers.



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Market Drivers - The Citadel

THECITADELMIAMI.COM



THE CITADEL

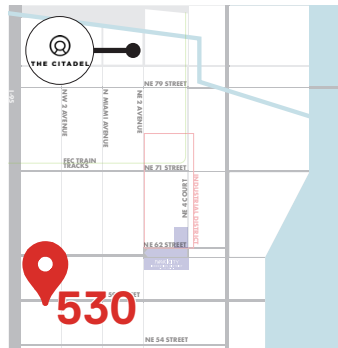
THE CITADEL COMPLEX

The Citadel encompasses a 30K SF Food Hall with a 22K SF second floor office leased by Entercom, one of the nation's largest radio conglomerates, which runs Power 96 in SoFi. The rooftop of the Citadel is a full service bar and event space.



EBB & FLOW

Ebb & Flow features 34,000 SF of restaurant and retail space with trendy spots like La Santa Taqueria, Hachidori Ramen, Tran An Vietnamese Eatery, Lucio's Wine Shop, and more.



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Market Drivers - CEDARst

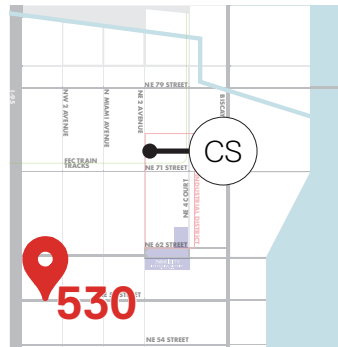


CEDARst

CEDARst broke ground Q4 2025 at the property at 7737 NE 2 Avenue in 2022 which includes 65,520 SF of land.

CEDARst is developing a 12-story building containing 191 apartments, 8,009 SF of Retail, and 296 parking spaces.

CEDARst is known for being a trailblazer in micro-unit multifamily developments in the Chicago area, recognizing an unfulfilled need for quality, comfortable living spaces at an affordable price. All CEDARst properties provide a consistent experience that residents appreciate, centered around their thoughtfully designed, hospitality-driven, and community-oriented spaces.



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Market Drivers - HOUSE by Shigeru Ban



BIOPHILIC 'HOUSE'

YAKOL Capital, in collaboration with renowned Japanese architect Shigeru Ban, is planning an “attainable” condominium development in Miami-Dade County. The project, called House, will feature 320 residential units priced at approximately \$1,100 per square foot, with entry-level homes starting in the low \$300,000s.

Construction is expected to begin in 2026. The development will offer a potential pathway to U.S. residency for investors through the EB-5 visa program. Designed with a strong focus on sustainability and wellness, House will incorporate biophilic architecture—an approach that fosters a deeper connection between residents and the natural environment.

YAKOL Capital describes the design as one that enhances quality of life by integrating nature into everyday living. An image shared by the developer showcases the lush, nature-forward vision behind the project.

The 1.16-acre development site, located at 237 N.E. 54th Street, Miami, FL 33137, was acquired in 2023 for \$6.57 million by Toussaint Ateliers Residences. The site—currently occupied by a 1965-built low-rise multifamily property—is situated in a Qualified Opportunity Zone and carries a T5-O zoning designation.

House is just one of several projects in YAKOL Capital’s growing South Florida portfolio. The developer is also advancing a major mixed-use development spanning 700,000 square feet, which will include residential units and ground-floor retail. That project is being designed in partnership with acclaimed Dutch architecture firm MVRDV.



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Comparable Sales - Renovated Buildings - 2020 - Present

Total Sale Comparables	11
Time Period	2020 - Present

Building Price PSF Breakdown	
Mean Price PSF	\$ 619.49
Min Price PSF	\$ 443.00
Median Price PSF	\$ 599.27
Max Price PSF	\$ 984.53

Property Address	Sale Price	Bldg SF	Land	\$ PSF	\$ PSF Land	Sale Date	Year Renovated	Zoning - Value	Cap Rate	Notes
353-375 NE 54 St	\$ 4,500,000.00	10,158	19,440	\$ 443.00	\$ 231.48	11/26/2025		11/26/25 T6-8 O		Value-add investor
7744 Nw 6 Ct	\$ 2,599,100.00	4,250	6,900	\$ 611.55	\$ 376.68	10/30/2025		2021 D1		End User. Built in 2021
7771 NW 7 Ave	\$ 4,230,000.00	6,944	12,900	\$ 609.16	\$ 327.91	8/19/2025		2020 D1		Improved property similar to subject property
261 NE 73 St	\$ 5,500,000.00	7,268	13,939	\$ 756.74	\$ 394.58	1/27/2025		2023 D2		End User. Tenant had signed a lease and obtained a 5am Liquor License prior to closing
6444 NE 4 Ave	\$ 4,200,000.00	4,266	21,780	\$ 984.53	\$ 192.84	11/22/2024		D2		Obtained liquor license prior to closing
311 NW 72 Terr	\$ 1,700,000.00	3,000	3,892	\$ 566.67	\$ 436.79	11/1/2023		D1		End User - Improved property for office
241 NE 61 ST	\$ 4,900,000.00	9,400	9,935	\$ 521.28	\$ 493.21	8/30/2023		- D1		Improved property similar to subject property
50 NE 62 ST	\$ 2,000,000.00	3,574	4,127	\$ 559.60	\$ 484.61	4/13/23		2018 T5 O		End User - Improved property for Gallery
72 NW 79 St, Miami, FL	\$ 2,475,000.00	4,130	8,640	\$ 599.27	\$ 286.46	7/2/21		2008 T6-8 O	6%	1031. Fully built out commercial kitchen leased at the time of sale
335 NE 59 Terr, Miami, FL	\$ 4,500,000.00	8,514	12,500	\$ 528.54	\$ 360.00	11/1/2020		- D1 (SAP)		Improved property similar to subject property
334-350 NE 60 St, Miami, FL	\$ 6,500,000.00	10,252	25,000	\$ 634.02	\$ 260.00	10/15/2020		- D1 (SAP)		Improved property similar to subject property

Comparable Sales - All Conditions - Last 12 Months

Total Sale Comparables	16
Property Type	Retail & Industrial
Time Period	May 2025 - May 2026

Building Price PSF Breakdown	
Mean Price PSF	\$ 389.31
Min Price PSF	\$ 142.65
Median Price PSF	\$ 401.47
Max Price PSF	\$ 611.55

Property Address	Sale Price	Bldg SF	Land	\$ PSF	\$ PSF Land	Sale Date	Zoning - Value	Status
353-375 NE 54 St	\$ 4,500,000.00	10,158	19,440	\$ 443.00	\$ 231.48	11/26/2025	T6-8 O	Renovated
7744 Nw 6 Ct	\$ 2,599,100.00	4,250	6,900	\$ 611.55	\$ 376.68	10/30/2025	D1	New Construction
7771 NW 7 Ave	\$ 4,230,000.00	6,944	12,900	\$ 609.16	\$ 327.91	8/19/2025	D1	New Construction
114 NE 54 St	\$ 1,070,000.00	2,146	9,000	\$ 498.60	\$ 118.89	5/16/2026	T5 O - Building	Unrenovated
55 Ne 73Rd St	\$ 4,500,000.00	11,896	15,500	\$ 378.28	\$ 290.32	2/9/2026	D1 - Building	Unrenovated
353-375 NE 54 St	\$ 4,500,000.00	10,158	19,440	\$ 443.00	\$ 231.48	11/26/2025	T6-8 - Building	Unrenovated
7250 Ne 4Th Ave	\$ 2,072,700.00	7,308	13,504	\$ 283.62	\$ 153.49	12/30/2025	D1 - Building	Unrenovated
182 Ne 75Th St	\$ 2,950,000.00	5,460	9,644	\$ 540.29	\$ 305.89	12/29/2025	D1 - Building	Unrenovated
7501 Ne 3Rd Pl	\$ 2,900,000.00	5,820	12,471	\$ 498.28	\$ 232.54	12/15/2025	D1 - Building	Unrenovated
75 Ne 73Rd St	\$ 2,545,000.00	8,000	10,000	\$ 318.13	\$ 254.50	10/16/2025	D1 - Building	Unrenovated
385 NE 79 St	\$ 2,000,000.00	6,042	12,500	\$ 331.02	\$ 160.00	9/5/2025	T6-8 O - Building	Unrenovated
510 NW 54 St	\$ 625,000.00	3,374	5,500	\$ 185.24	\$ 113.64	9/2/2025	T5-O - Building	Unrenovated
7301 NE Miami Ct	\$ 5,845,000.00	40,974	61,000	\$ 142.65	\$ 95.82	6/18/2025	D2	Unrenovated
8281-8325 NE 2 Ave	\$ 9,000,000.00	34,500	47,000	\$ 260.87	\$ 191.49	6/6/2025	T6-8 O	80% Unrenovated
6229 NE 2 Ave	\$ 1,860,000.00	4,380	12,120	\$ 424.66	\$ 153.47	6/11/2025	T5-O - Building	Renovated, Vacant
581-595 NW 54 St	\$ 1,800,000.00	6,905	10,800	\$ 260.68	\$ 166.67	5/1/2025		Unrenovated

530 NW 54 STREET

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Financial Analysis

530 NW 54 St
Cashflow Analysis

Investment Assumptions	
Purchase Price	\$ 3,900,000
Closing Costs - 2%	\$ 58,500
CapEx/TI PSF - \$10.00	\$ 91,000
Adjusted Basis	\$ 4,049,500
Going In Cap Rate	7.36%
Stabilized Year	2026
Cash on Cash Return Stabilized	7.40%
Reversion Cap Rate	6.50%

Loan Assumptions	
LTV	65%
Rate	6.50%
Term	10
Amortization	25
Purchase Price	\$ 4,049,500
Principal	\$ 2,632,175
Equity	\$ 1,417,325

Property Details	
Building Size	9,100 SF
Rentable SF	9,100 SF
Land Size	13,400 SF
Blended Annual %	3.00%
NNN PSF	\$ 9.23
NNN Annual Increase	3%

	2026	2027	2028	2029	2030	2031	2032	Exit
Base Rent	\$ 306,500.00	\$ 315,695.00	\$ 325,165.85	\$ 334,920.83	\$ 344,968.45	\$ 355,317.50	\$ 365,977.03	
Vacancy - 5.00%	\$ 15,325.00	\$ 15,784.75	\$ 16,258.29	\$ 16,746.04	\$ 17,248.42	\$ 17,765.88	\$ 18,298.85	
Gross Effective Rent	\$ 291,175.00	\$ 299,910.25	\$ 308,907.56	\$ 318,174.78	\$ 327,720.03	\$ 337,551.63	\$ 347,678.18	
NNN Reimbursement	\$ 84,000.00	\$ 86,520.00	\$ 89,115.60	\$ 91,789.07	\$ 94,542.74	\$ 97,379.02	\$ 100,300.39	
Total Operating Income	\$ 375,175.00	\$ 386,430.25	\$ 398,023.16	\$ 409,963.85	\$ 422,262.77	\$ 434,930.65	\$ 447,978.57	
Gross Rent PSF	\$ 41.23	\$ 42.46	\$ 43.74	\$ 45.05	\$ 46.40	\$ 47.79	\$ 49.23	

Expenses	\$ 84,000.00	\$ 86,520.00	\$ 89,115.60	\$ 91,789.07	\$ 94,542.74	\$ 97,379.02	\$ 100,300.39	
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NOI	\$ 291,175.00	\$ 299,910.25	\$ 308,907.56	\$ 318,174.78	\$ 327,720.03	\$ 337,551.63	\$ 347,678.18	\$ 5,348,895.04
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Cap Rate	7.47%	7.41%	7.63%	7.86%	8.09%	8.34%	8.59%	
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Debt Service	(\$213,271.61)	(\$213,271.61)	(\$213,271.61)	(\$213,271.61)	(\$213,271.61)	(\$213,271.61)	(\$213,271.61)	
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DSCR	1.37	1.41	1.45	1.49	1.54	1.58	1.63	
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Unlevered Cash Flow	\$ (3,758,325)	\$ 299,910.25	\$ 308,907.56	\$ 318,174.78	\$ 327,720.03	\$ 337,551.63	\$ 347,678.18	\$ 5,348,895.04
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Levered Cash Flow	\$ (1,488,922)	\$ 86,638.64	\$ 95,635.95	\$ 104,903.18	\$ 114,448.42	\$ 124,280.02	\$ 134,406.57	\$ 3,181,584.22
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Cash on Cash Return		6.11%	6.75%	7.40%	8.07%	8.77%	9.48%	
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Return Metrics	
Unlevered IRR	11.88%
Levered IRR	16.35%
Equity Multiple	2.14

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