



**HIGH-PROFILE  
WATERFRONT  
COMMERCIAL SPACE**

MIAMI BEACH | MIAMI, FL 33140  
**5401 COLLINS AVE**  
LUXURY CORRIDOR

**\$1,600,000**  
LIST PRICE

**\$500/SF**  
PRICE PER SQFT.

**36K TRAFFIC**  
VEHICLES/DAY

**3,200 SF**  
BUILDING SIZE



**FAUSTO COMMERCIAL PRESENTS**

Located along Miami Beach's prestigious Millionaire's Row, this 3,200 SF multi-level commercial asset at The Carriage House presents a rare opportunity to acquire a turn-key space with immediate income in a premier waterfront setting. The unit has been largely remodeled, reducing near-term capital needs, and is currently stabilized with an existing tailor and upstairs office tenant. Six dedicated parking spaces further strengthen long-term usability and value in this supply-constrained corridor.

**ALLOWABLE USES**

|                     |                           |                         |
|---------------------|---------------------------|-------------------------|
| PROFESSIONAL OFFICE | BOUTIQUE RETAIL           | SERVICE-ORIENTED RETAIL |
| SHOWROOM CONCEPT    | SPECIALTY WELLNESS/BEAUTY | CREATIVE STUDIO OFFICE  |
| TRAVEL AGENCY       | MEDSPA ADMINISTRATIVE     | ENTERTAINMENT           |

**KEY HIGHLIGHTS**

- Multi-level commercial layout
- Majority of interior fully remodeled
- In-place income from existing occupants
- Six dedicated parking spaces
- Turn-key investment opportunity
- Located within The Carriage House

**EXCLUSIVELY LISTED BY**



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