

Conceptual rendering. Major building systems renovated (roof, electrical and plumbing); exterior cosmetic finishes remain.



FOR SALE

**DWN
TWN**
REALTY ADVISORS
25.77°N -80.19°W

West Design District Flex Showroom

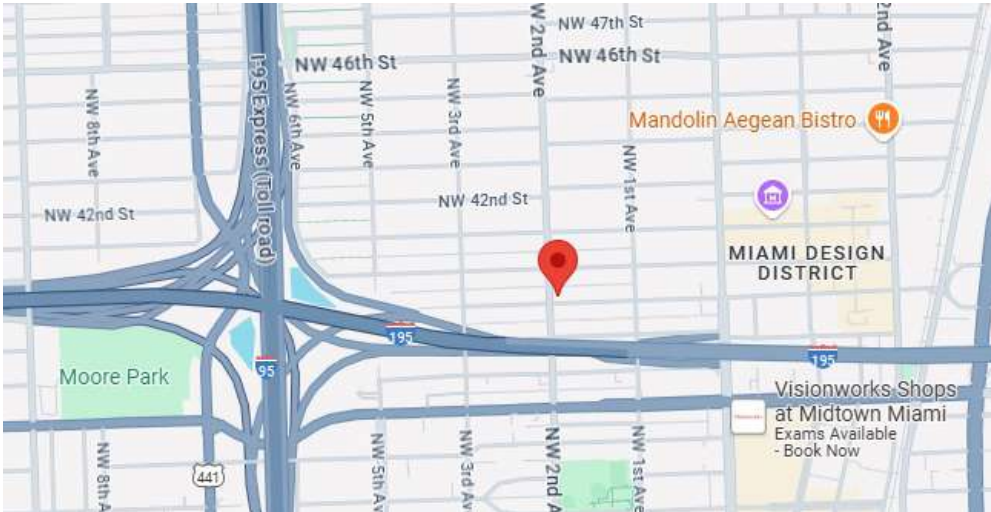
3901 NW 2nd Avenue, Miami, FL 33127

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$4,950,000 (Firm On Price)
Submarket:	West Design District // West Buena Vista
Building SF:	5,890 SF
Lot SF:	15,000 SF
Price/SF Building:	\$840
Zoning:	T4-O
Parking:	20+ Parking Spaces
Uses:	Office, Showroom, Fitness, Art Gallery, Restaurant, Dry Cleaning, etc.

INVESTMENT OVERVIEW

DWNTWN Realty Advisors has been exclusively retained by ownership to arrange the sale of 3901 NW 2nd Ave, a 5,890 SF freestanding flex showroom situated on a 15,000 SF corner lot with gated parking. The asset has recently undergone a comprehensive renovation and will be delivered **in as-is condition**. Completed work includes a new roof, exposed HVAC ductwork, full framing, a complete new electrical system and panel, new plumbing serving two bathrooms and a kitchen, and a new sprinkler system with a complete valve system. Remaining scope to be completed by the buyer includes impact doors and windows; main floor, kitchen, and bathroom tile and fixtures; sheetrock, plaster, and paint; exterior stucco and plaster; asphalt resurfacing; and a new fence and gate. The building features 30-foot ceilings with original Dade County pine and sits on a high-visibility corner lot in Miami's rapidly evolving urban core. This is a rare opportunity for an owner-user or investor to complete a substantially improved flex, showroom, or office asset to their own specifications. The property is ideally located just two blocks west of the Miami Design District and within close proximity to Midtown and Wynwood, offering seamless access to Downtown Miami, Brickell, and I-195/SR-112 via the North Miami Avenue ramp.

INVESTMENT HIGHLIGHTS

- Freestanding Flex Showroom on Highly Visible Corner Lot
- Prime Location Near Miami Design District, Wynwood, and Midtown
- Gated Parking for 20+ Vehicles With Excellent Access to I-195 and Urban Core Markets
- 30' Ceiling Heights With Unique Architectural Character and Efficient Layout for Retail, Showroom, or Office Use

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EXTERIOR PHOTOS



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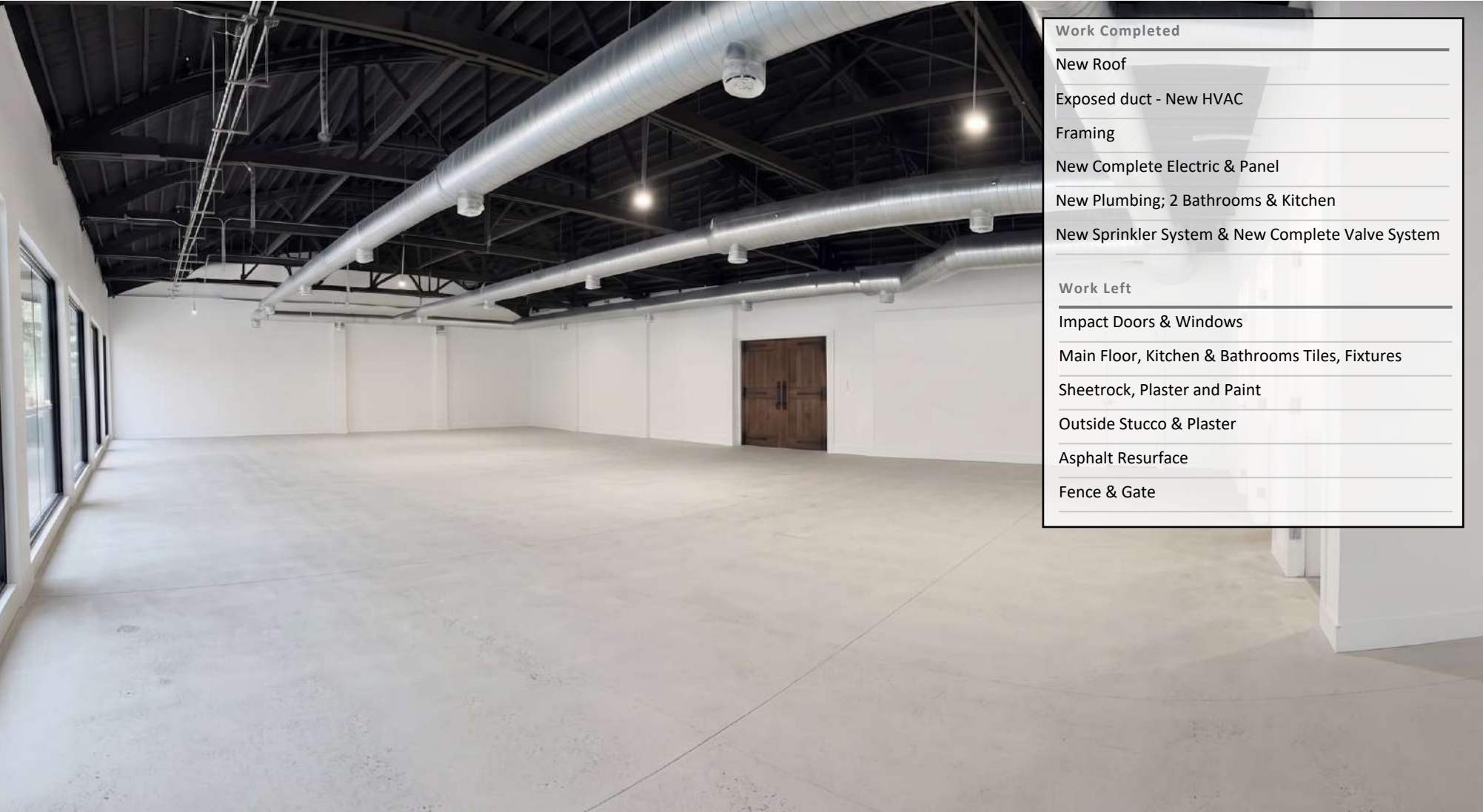
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INTERIOR + RENOVATION WORK DETAILS



Work Completed
New Roof
Exposed duct - New HVAC
Framing
New Complete Electric & Panel
New Plumbing; 2 Bathrooms & Kitchen
New Sprinkler System & New Complete Valve System
Work Left
Impact Doors & Windows
Main Floor, Kitchen & Bathrooms Tiles, Fixtures
Sheetrock, Plaster and Paint
Outside Stucco & Plaster
Asphalt Resurface
Fence & Gate

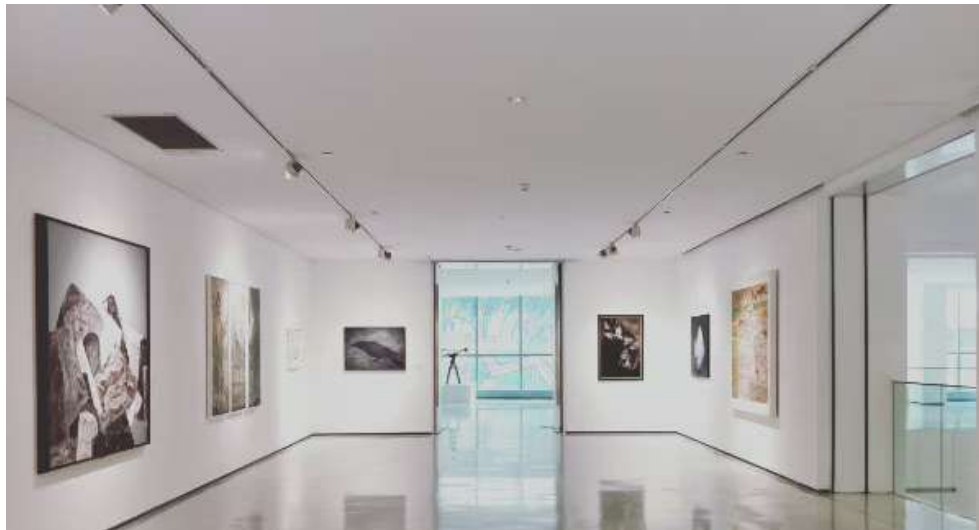
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SHOWROOM MOODBOARD



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MIDTOWN RETAIL CONTEXT



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AERIAL CONTEXT



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LOCATION DESCRIPTION



LOCATION OVERVIEW

Midtown Miami is a live, work, play complex bound by North Miami Avenue to the west, NE 2nd Avenue to the east, between NE 29th Street and NW 36th Street. Sandwiched between Edgewater to the east, Wynwood to the southwest, and the Design District to the north, Midtown is Miami's most walkable neighborhood, a "mini-city" just beyond the fringes of Downtown. Originally conceived as the "SoHo" of Miami, Midtown is essentially a hyper-condensed slice of the city at large, with luxury residential towers set atop rows of national and local stores, bars, and restaurants packed into a relatively small land area.

The Shops at Midtown shopping mall serves as the focal landmark of the neighborhood with nationally-recognized retail staples like Target, Home Goods, Nordstrom Rack, and West Elm and is surrounded by luxury buildings such as Hyde Midtown, Midtown 5, Gio Midtown, etc. Many restaurants like Sugarcane, Salumeria, Italica, or Little Hen anchor the bottom of some of the buildings.

Midtown Miami is located just a few blocks from the Miami Design District. The Miami Design District is a shopping destination dedicated to innovative fashion, design, art, architecture, and dining. Some of the high-end stores at the Design District are Gucci, Prada, Louis Vuitton, and Hermès and it is also home to world-class restaurants like Contessa, Joel Robuchon, Cote or ZZ's just to name a few.

For art lovers, Wynwood is just a few blocks away. You'll find the most extensive collection of Street Art in the world, restaurants, cafés, boutiques, and lounges.

Midtown is also located just about 10 minutes from Miami Beach. You can drive, ride a bike or jog all the way to the beach. Take the Venetian Causeway, just a few blocks South of Midtown and you'll enjoy the beautiful scenery.

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MIAMI, SOUTH FLORIDA



LOCATION OVERVIEW

Miami has been experiencing a commercial real estate boom since the 2010s. First with a surge in luxury residential condos that led to an increase in demand for office and retail space in 2016-2018. The development of Brickell City Centre notably placed Brickell as Miami's financial district, as well as the expansion of the Wynwood Arts District which contributed to Miami's reputation as a financial and entertainment hub. Following Covid, Miami has seen an increase in population coming from all over the United States and an increased interest from institutional investment firms to move their capital to the Sunshine State. Miami is also seeing a significant influx of capital from Latin America and Europe. The city has been attracting millions of tourists, not only to enjoy the beaches but for its city components.



Population Growth
2010-2022
+35%



66%
Renter Occupied



\$ 5.7 Billion
CONSUMER
SPENDING



25M +
Annual Visitors



2022 Average
Household Income
\$72,677



Low Tax State
Pro-Business City

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COMPS

Property Address	Property Type	Sale Price	Sale Date	Building SF	Land Area SF	Price Per SF	Price Per SF Land
3910 NW 2nd Ave	Flex	\$1,900,000	8/1/2025	1,800	10100	\$1,055.56	\$188.12
100-120 NW 36th St	Retail	\$5,390,000	5/5/2025	6,024	14624	\$894.75	\$368.57
4715 NW 2nd Ave	Retail	\$2,850,000	5/31/2024	3,000	17100	\$950.00	\$166.67
3946 N Miami Ave	Retail	\$12,500,000	5/7/2024	9,906	26400	\$1,261.86	\$473.48
250-260 NW 36th St	Retail	\$6,476,400	2/20/2024	4,723	17980	\$1,371.25	\$360.20
4443 NW 2nd Ave	Retail	\$4,725,000	4/19/2023	5,200	17424	\$909	\$271.1
TOTAL		\$33,841,400		30,653	103,628		
AVERAGE						\$1,230	\$307.1



Total Sale Comparables	6
Total Sale Volume	\$32,716,400
Total Building SF	30,653
Total Land Area SF	103,628
BUILDING	
Average Price Per SF	\$1,037.75
Median Price Per SF	\$1,002.78
Max Price Per SF	\$1,371.25
Min Price Per SF	\$692.31
LAND	
Average Price Per SF	\$293.94
Median Price Per SF	\$283.40
Max Price Per SF	\$473.48
Min Price Per SF	\$166.67

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