

MIAMI BEACH RETAIL FOR SALE



**1417-1419 WASHINGTON AVENUE | 6,261 SF VALUE-ADD
RETAIL OPPORTUNITY WITH WASHINGTON AVENUE FRONTAGE**

INVESTMENT SUMMARY

JLL, as exclusive advisor, is pleased to present the opportunity to acquire 1417-1419 Washington Avenue (the “Property”), a 6,261 SF Value-Add Retail Opportunity in Miami Beach, FL. The recently renovated Property’s two storefronts have direct frontage on Washington Avenue in Iconic Miami Beach, offering a tremendous opportunity for value enhancement through lease-up.



PROPERTY OVERVIEW

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|-------------------------|---|
| Property Address | 1417-1419 Washington Avenue, Miami Beach, FL 33139 |
| Year Built | 1925 |
| Square Footage | 6,261 |
| Occupancy | 0% |
| Zoning | CD-2 |

INVESTMENT ADVISORS

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