

MIAMI BEACH

1975 71st Street, Miami Beach, Florida 33141

FOR SALE

FREESTANDING COMMERCIAL BLDG.

Owner-User or Investor Opportunity



EXECUTIVE SUMMARY

A rare freestanding commercial building on the 71st Street corridor connecting North Beach and North Bay Village, two of Miami Beach's fastest-transforming residential markets.

Configured as two 975 SF $\pm$ retail units (or combine into one 1,950 SF $\pm$ space), the property offers an owner-user the ability to occupy one unit and lease the other to offset ownership costs, or an investor the flexibility to lease both to neighborhood-serving tenants.

12.5' $\pm$ ceilings and a strong storefront presence make it well suited for retail, showroom, service, or office use.



Own It. Outright.

Everything Around It Is Going Up. This One's Yours to Keep.

PROPERTY DETAILS

BUILDING SIZE

1,950 SF $\pm$

SALES PRICE

\$1,599,000

ZONING

CD-1

SUBMARKET

Miami Beach

HIGHLIGHTS

- 1,950 SF $\pm$ freestanding commercial building on a 3,180 SF $\pm$ lot
- Two 975 SF $\pm$ retail units, keep separate or combine into one 1,950 SF $\pm$ space
- Owner-user or investor play: occupy one unit, lease the other to offset costs
- 12.5' $\pm$ ceiling heights, strong storefront
- 3-4 on-site parking spaces
- 8 public spaces directly out front on 71st Street



IN THE PATH OF GROWTH

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North Beach is experiencing significant residential investment and transformation, with more than 1,300 residential units delivered, under construction or planned within the North Beach Town Center alone, complemented by hundreds of additional luxury residences underway in nearby North Bay Village.



Scope

A map of the Miami Beach area, specifically the North Beach and Mid-Beach neighborhoods. The map highlights the 'SUBJECT PROPERTY' at 1975 71st Street, marked with a red pin. Surrounding this property are several other developments and landmarks, each labeled in a white box with a black border. The labels include: 'Pagani Residences', 'Continuum Club & Residences', 'Ella Miami Beach', '7200 Carlyle', '7200 Collins', '7200 Park', 'Ocean Terrace', 'Palma Miami Beach', 'Deuille Redevelopment', '72nd St Community Complex', 'Shoma Bay', 'Tula Residences', and '7200 Carlyle'. The map also shows major roads like NE 95th St, NE 79th St, NE 71st St, NE 63rd St, and NE 47th St, as well as landmarks like Indian Creek Country Club, Surfside Beach, and the Whole Foods Market. The map is oriented with North at the top.

FLOORPLAN

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EXTERIOR



EXTERIOR



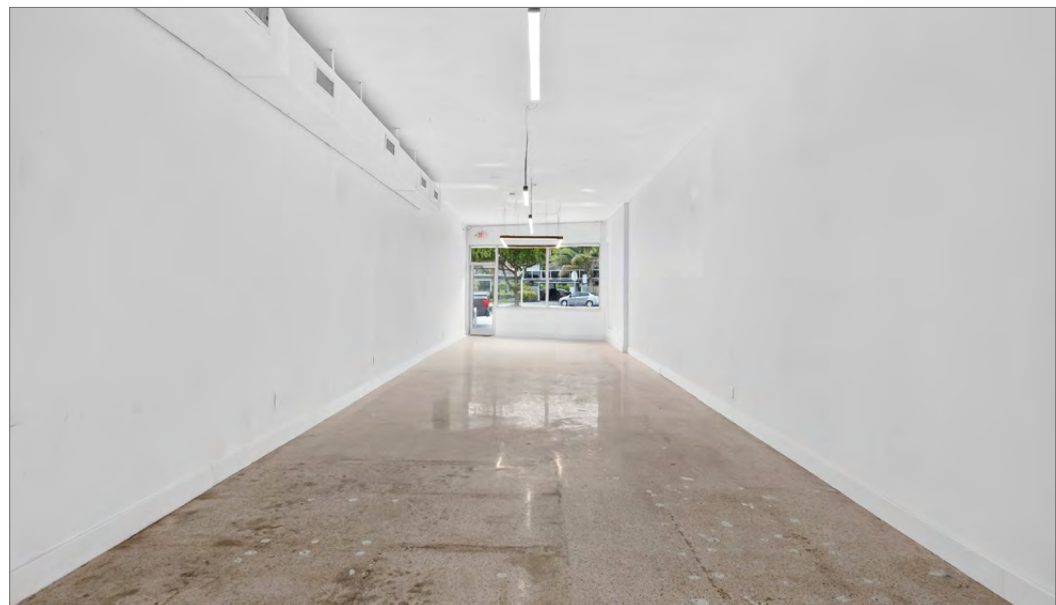
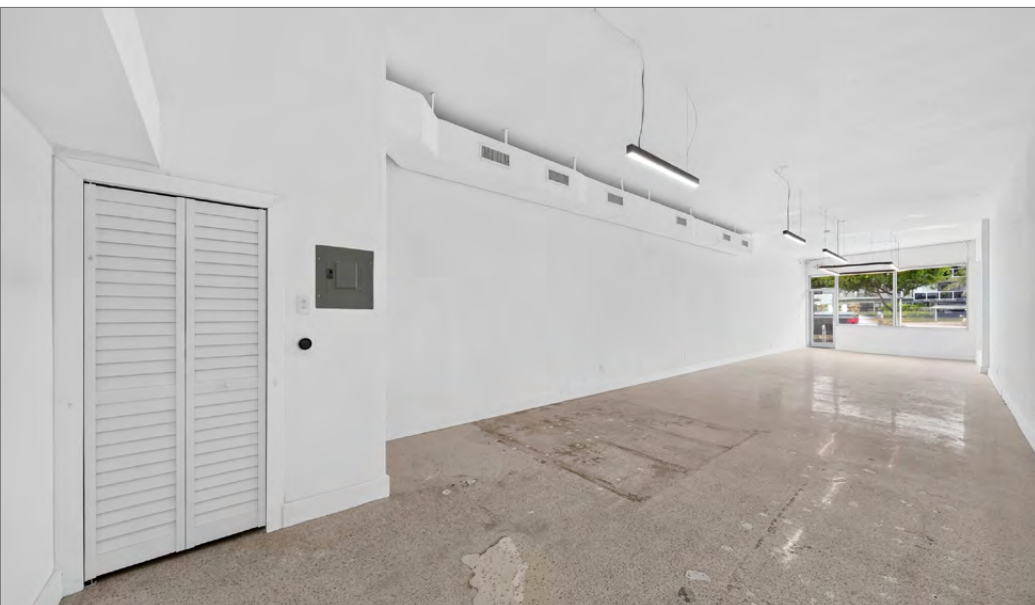
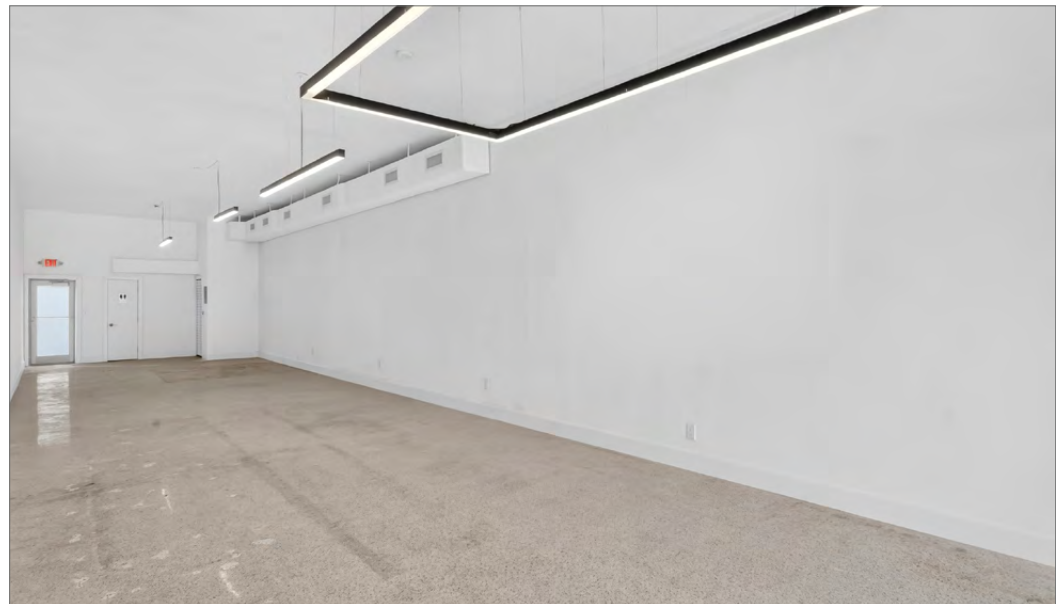
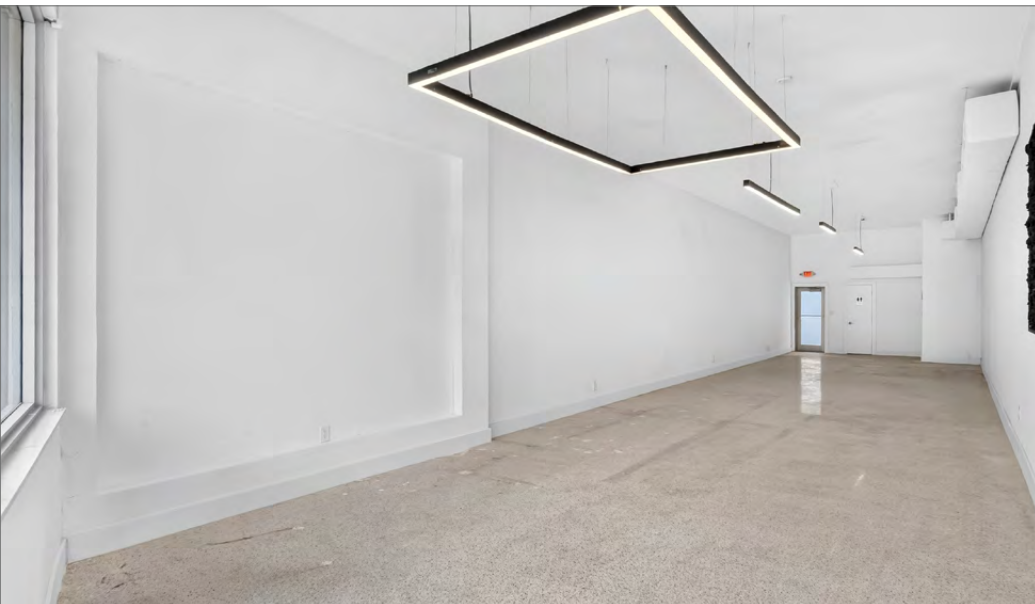
INTERIOR

9



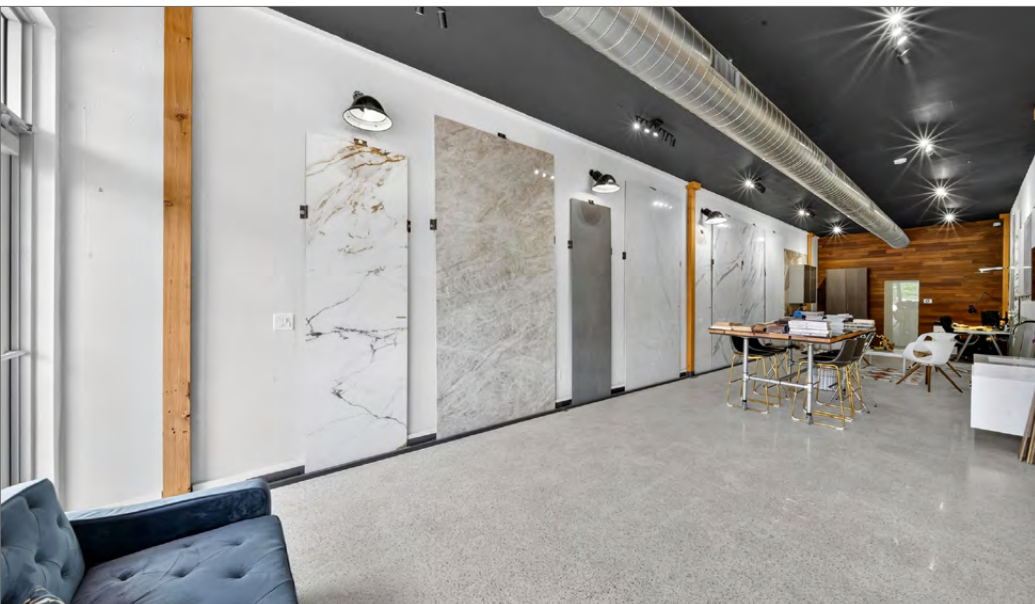
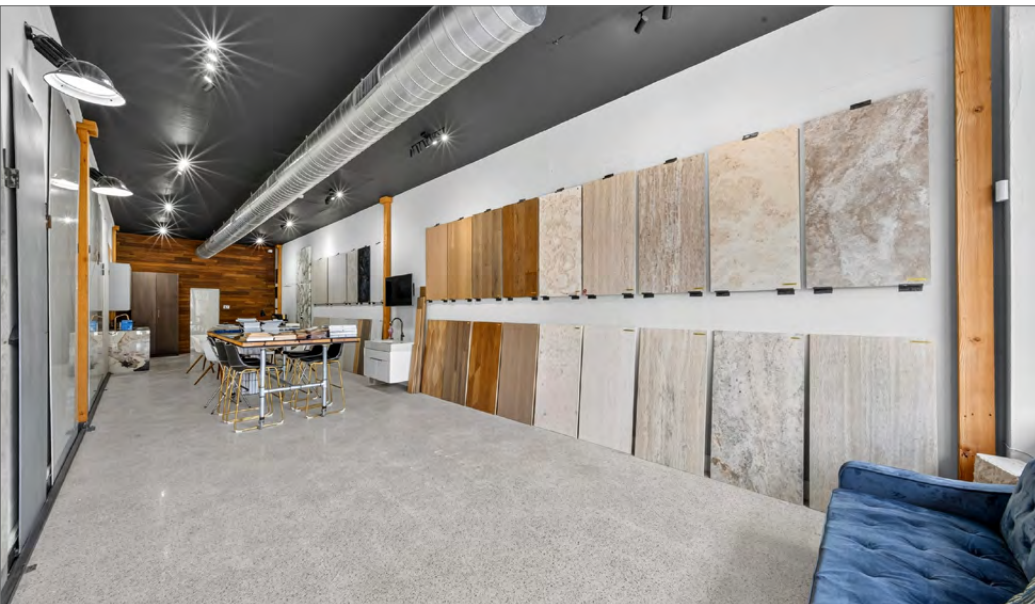
PHOTOS

10



PHOTOS

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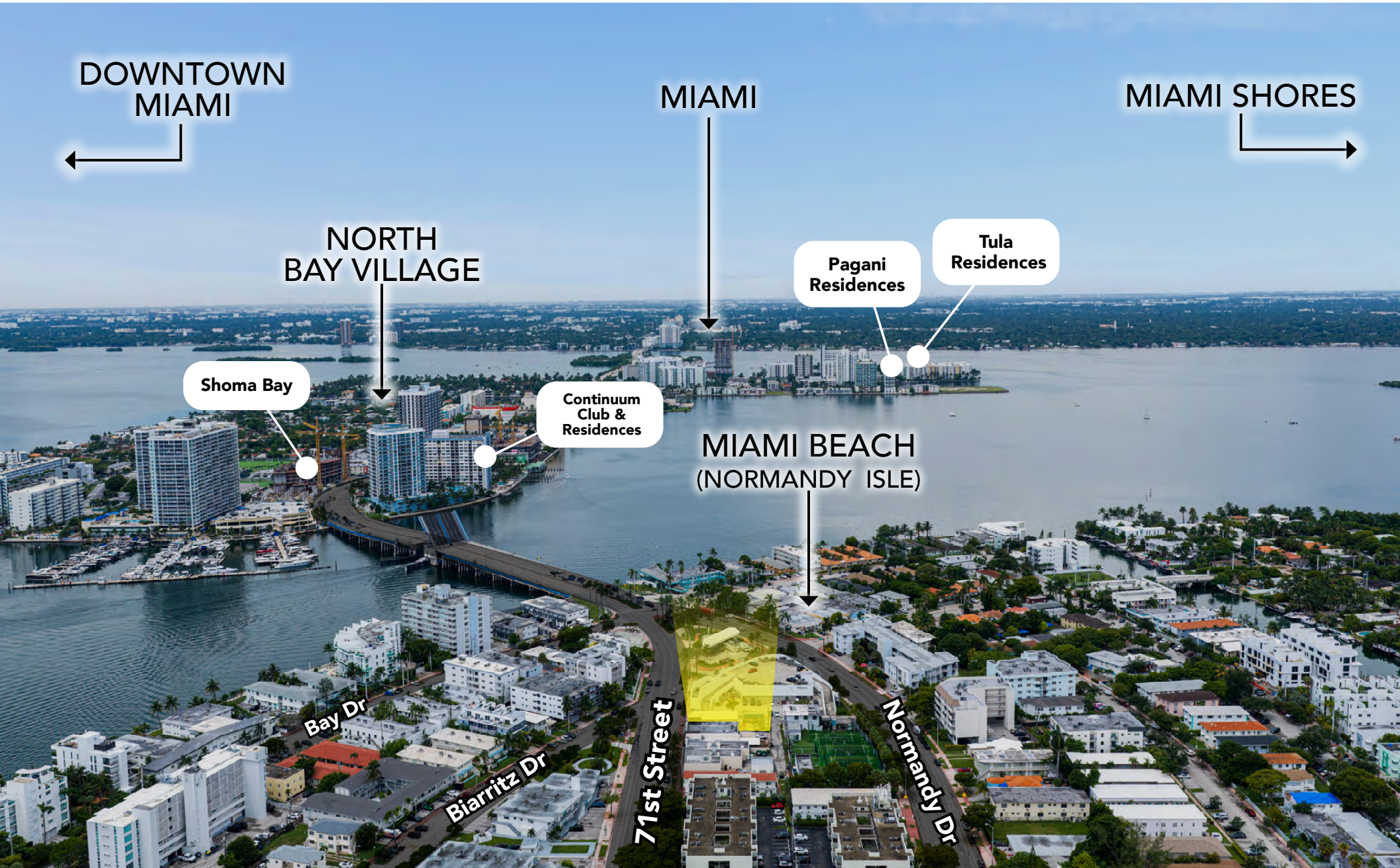
AERIAL VIEW (Top-Down)

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AERIAL VIEW (East To West View)

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AERIAL VIEW (West To East View)

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AERIAL VIEW (South To North View)

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AERIAL VIEW (North To South View)

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