



**440 SW 8 ST
MIAMI, FL 33130**

**INCOME-PRODUCING
RETAIL IN WEST
BRICKELL**



SCAN FOR INFO

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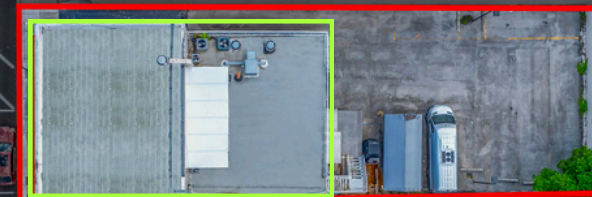
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1761 W FLAGLER ST, MIAMI, 33135**



PRICE: \$5,000,000

Mixed Use West Brickell Investment Opportunity. In the shadow of American's fastest growing CBD and on obvious path of development, this property provides a certain path of value and income growth with a redevelopment opportunity at exit. Currently there is a single restaurant tenant on the ground floor, housed in a fully built-out kitchen with additional working commissary kitchen; and on 2nd floor there is are two residential units. All spaces are below rent but the residential can be brought to market immediately and the restaurant space by early 2027. T-6-8-O zoning allows up to 24 units and 8 stories.

Building Size ... 4,176 Sq Ft
Lot Size ... 7,000 Sq Ft
Zoning ... T6-8-0



SPACE FOR:

- **Mixed-Use Project**
- **Retail / Restaurant**
- **Multifamily Units**
- **Office or Live/Work**
- **Redevelopment**

