



## 1432 W FLAGLER ST MIAMI, FL 33135

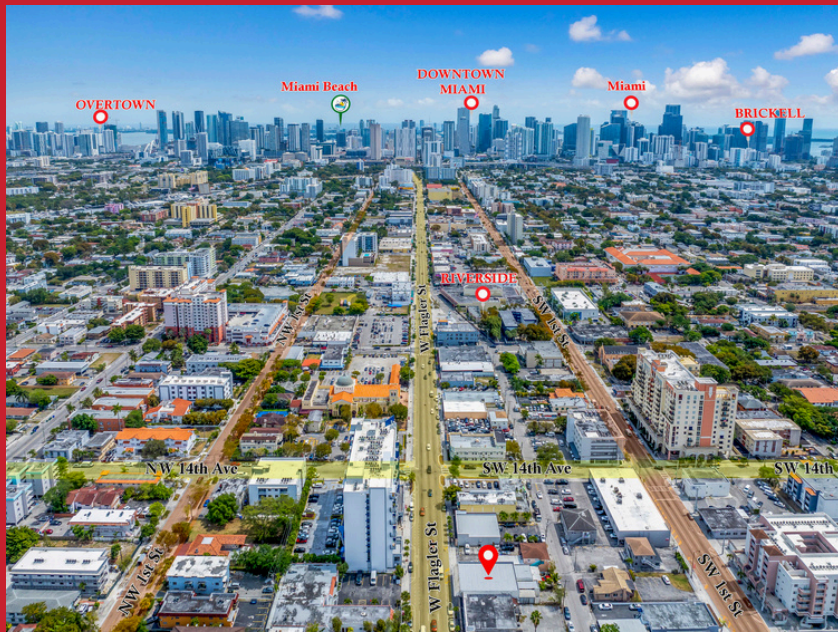
Little Havana Two Bay Retail Site. Two Retail storefronts on Flagler, one of Miami's most important commercial corridors. Property is in Little Havana, a vibrant and rapidly developing core neighborhood surrounding by all the major economic and employment engines of our city. Property's location in little Havana means you are guaranteed consistent and robust tenancy, rent growth, and value growth. Two tenants, providing for more diversified income. One tenant is a dry cleaner, the other is a variety store, each rented for \$3k, for 65,500 Yearly NOI. Underlying T-6-8-O zoning allows for future development of a mixed use, up to 8 story building.

**PRICE: \$1,350,000**

Land Size: 6,000 SF

Building Size: 4,570 SF

Zoning: T-6-O



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