

## PROPERTY DETAILS

**ASKING PRICE: \$3,000,000**

ADDRESS: 9701 & 9735 NW 27th Ave

CITY / STATE: Miami, FL 33147

COUNTY: Miami-Dade

BUILDING SIZE: ±10,300 SF

SITE AREA: 21,924 SF

PARKING: 20 Spaces

CONFIGURATION: Single-Story Strip

UNITS: 6 Total (1 Vacant)

ZONING: UC-MC

### PARCEL BREAKDOWN

9701 NW 27TH AVE: 15,564 SF

9735 NW 27TH AVE: 6,360 SF

**COMBINED SITE: 21,924 SF**

## PROPERTY OVERVIEW

Situated on the hard corner of NW 27th Avenue and NW 97th Street, this offering consists of a single-story neighborhood retail strip totaling approximately 10,300 SF across six units on a combined 21,924 SF site.

The property benefits from excellent frontage and visibility along one of Miami's busiest commercial corridors, with traffic counts exceeding 33,000 vehicles per day (AADT).

The asset generates stable in-place income while offering immediate upside through the lease-up of one vacant unit, contractual rent escalations, and future rent growth as select leases roll over.

Several shorter-term leases provide an opportunity to enhance the tenant mix and reposition rents to market over time, creating additional NOI growth potential.

The property's UC-MC zoning designation provides long-term flexibility and redevelopment potential, making it attractive to both income-oriented investors and value-add buyers seeking future optionality.

The property has successfully completed Miami-Dade County's 40-Year Recertification process.

All shopping center repairs, maintenance, and common area expenses are paid by the tenants, with the exception of the roof, which remains the landlord's responsibility.



**STRATO**  
PARTNERS