



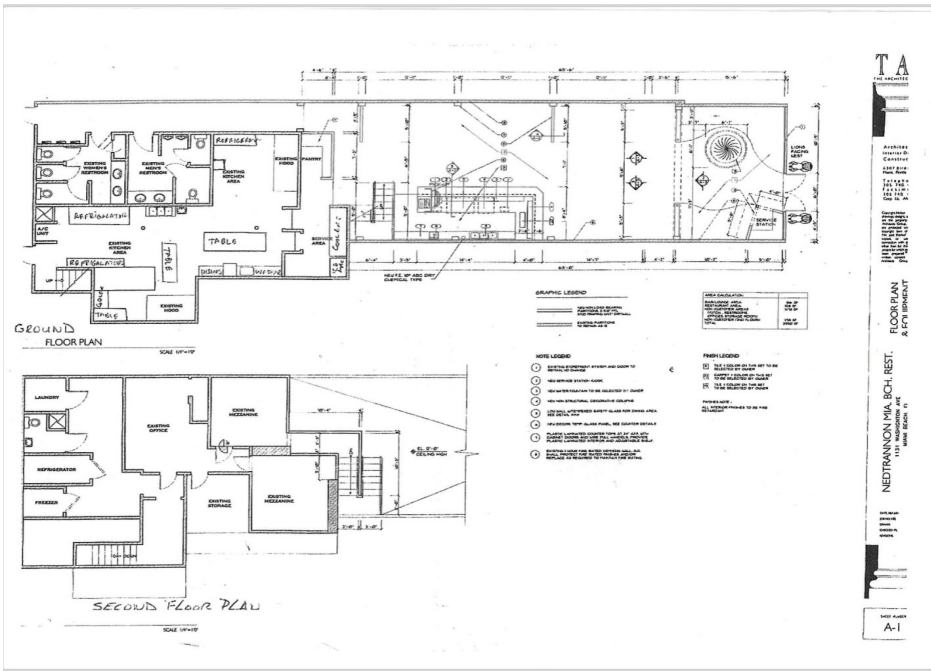
# Second Generation Restaurant Opportunity

1131 Washington Avenue

Miami Beach, FL 33139

Key Money: \$350,000

Fully built-out second-generation restaurant opportunity on Washington Avenue in Miami Beach with a long-term lease in place through 2032. The space is offered as a key money transaction via asset purchase with lease assignment and includes a complete commercial kitchen build-out, bar infrastructure, patio seating, and bonus mezzanine space. The existing layout and infrastructure allow a new operator to significantly reduce build-out costs and time to opening while stepping into a prime Miami Beach location. Lease assignment is subject to landlord approval.



## Features

- True second-generation restaurant with full commercial kitchen build-out
- 3,381 SF rentable (approx. 3,051 SF interior ground floor + 330 SF patio)
- ±1,198 SF second-floor mezzanine bonus space included (not rentable, not used in rent calculations)
- Long-term lease in place through 2032 with approx. \$13,000/month base rent under a modified gross structure (no CAM currently charged)
- 4COP liquor license available



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