

**FOR SALE**

**300 SW 17 Ave**  
**MIAMI, FL 33135**



# PROPERTY DESCRIPTION

300 SW 17<sup>TH</sup> AVE, FL 33135

Prime retail space at 300 SW 17th Ave, is a lucrative investment opportunity. The property boasts high ceilings and modern amenities. Property wide renovation completed in 2022, including new electric, plumbing, HVAC and grease trap. Tenants benefit from a recent property-wide renovation, including new AC units and grease traps. With 24-hour access and ample signage potential, this fully occupied property offers immediate returns.

## PROPERTY HIGHLIGHTS

Property Type	Retail, Food & Beverage
Ceiling	17' - 20'
Renovated	2022
Allowable Uses	Commissary Kitchen, Ghost Kitchens, Food Production Facilities
Asking Price	\$3,500,000

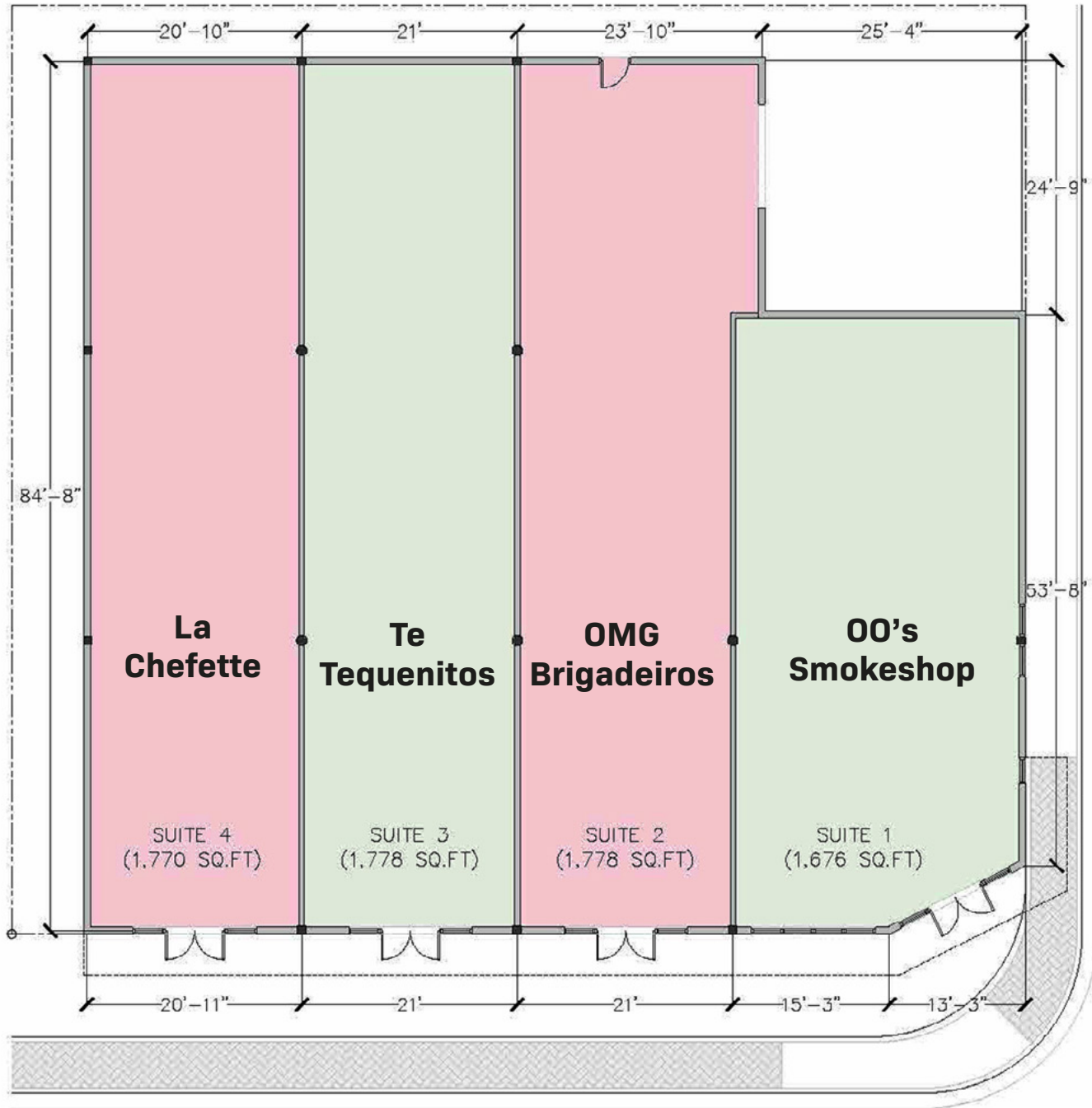
Adress	NOI	CAP Rate
300 SW 17 <sup>th</sup> Ave	\$221,000	6.33%



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MIGUEL PINTO | CEO/FOUNDER | 305 570-2600

# FLOOR PLAN



# SUITE 2 INTERIOR PHOTOS



# SUITE 3 INTERIOR PHOTOS



# SOUTH WEST VIEW

Coconut Grove  
3 MILES

Coral Gables  
3 MILES

CALLE OCHO

CALLE OCHO

CALLE OCHO

SW 17 AVE

SW 17 AVE

SUBJECT  
SITE



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# EAST VIEW

Downtown Miami  
2 MILES

Brickell  
2 MILES

SW 17 AVE

SUBJECT  
SITE

SW 17 AVE

# LOCATION MAP



**MARLINS PARK**

**Sedano's**

**WEST FLAGLER STREET**

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**Publix**  
SUPERMARKET  
AT ALTOS PLAZA

**SUBJECT PROPERTY**

**CHASE**

**Miami Dade College**  
Padrón Campus

**PRESIDENTE**  
SUPERMARKET

**WELLS FARGO**

**EL SANTO**  
CANTINA

**BALL & CHAN**

**LA TERRAZZA**

**DOMINO PARK**

**CHURRO MANTA**

**CUBAOCHO**  
CULTURE & PERFORMING ARTS CENTER

**CALLE OCHO**

**CALLE OCHO**

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# CONTACT US

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