



FOR LEASE / SALE

**150 NW 24TH STREET
MIAMI, FL 33127**

**RENOVATED WYNWOOD RESTAURANT
AND CLUB**

STL
COMMERCIAL

OVERVIEW

Step into a renovated top of the line building in the core of Wynwood, one of the hottest entertainment markets in the world. This two story compound is fully renovated, and includes expansive seating and standing areas with capacity for four-hundred people; and a brand new kitchen inclusive of a hood, grease interceptor system, and walk-in cooler. The restaurant has up to date permits so that an operator can begin making income immediately.

The property offers versatility with the option to create a combination of experiences for patrons. There is a restaurant area including seating, a bar, and room for a dance floor; a street facing area with roll up windows with a second bar and seating that can be used as a cafe in the day time; and an upstairs area with a third bar, that can take overflow from the ground floor or be used as a "speakeasy" for intimate private events.

The building is located on 24th Street just off NW 2nd Avenue. Surrounding the building are a number of popular entertainment operators, creating natural flow on the street and a captive audience - making it simple to capitalize on the influx of foot traffic.

PROPERTY SUMMARY

BUILDING SIZE: 6,695 SF (4,520 ground floor, 2,175 2nd floor)

LOT SIZE: 4,925 SF

BUILDING FEATURES: Brand new interior finishes, 3 bars, roll up windows

KITCHEN FEATURES: Hood, Grease Interceptor System, walk-in cooler, prep station, wash station, fryers, stoves, etc. (all new)

CAPACITY: 400 people

ZONING: T5-O (NRD-1 overlay)

LEASE ASKING PRICE: \$75/NNN

SALE ASKING PRICE: Inquire with Broker



150 NW 24TH STREET - MIAMI, FL 33127

ALEX TSOUFAS | PRESIDENT | 305.972.7217

ANDY CHARRY | COMMERCIAL EXECUTIVE | 305.298.5503

HADASSAH KEYNAN | ADVISOR | 786.473.2830

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

INTERIOR PHOTOS



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EXTERIOR PHOTOS



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EAST VIEW



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SOUTHEAST VIEW



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NORTHEAST VIEW



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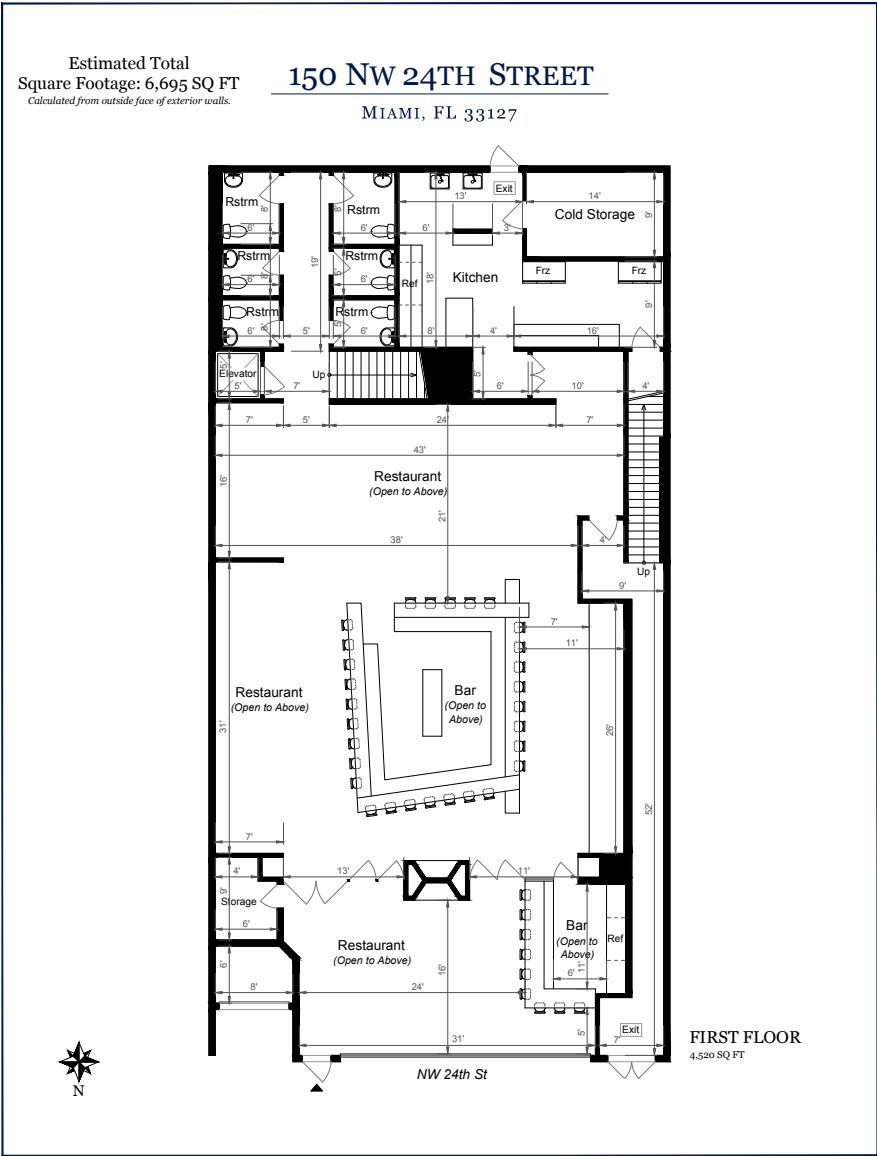
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DOWNSTAIRS FLOORPLAN

Estimated Total
 Square Footage: 6,695 SQ FT
Calculated from outside face of exterior walls.

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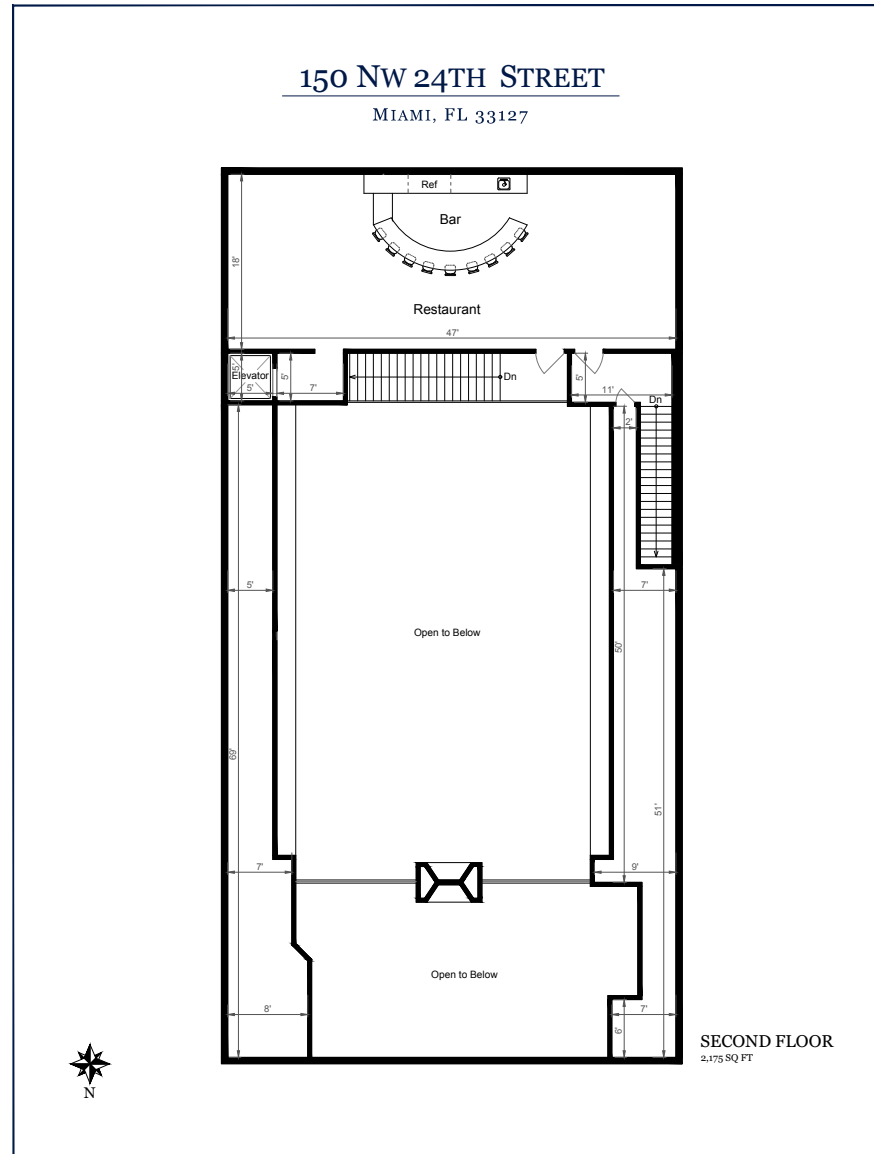
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UPSTAIRS FLOORPLAN



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WYNWOOD VISITORS AND FOOT TRAFFIC

ESTIMATED **15,000,000** VISITORS/ YEAR

+/- **50,000** WEEKEND FOOT TRAFFIC

+/- **100,000-200,000** FOOT TRAFFIC
DURING PEAK PERIODS

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