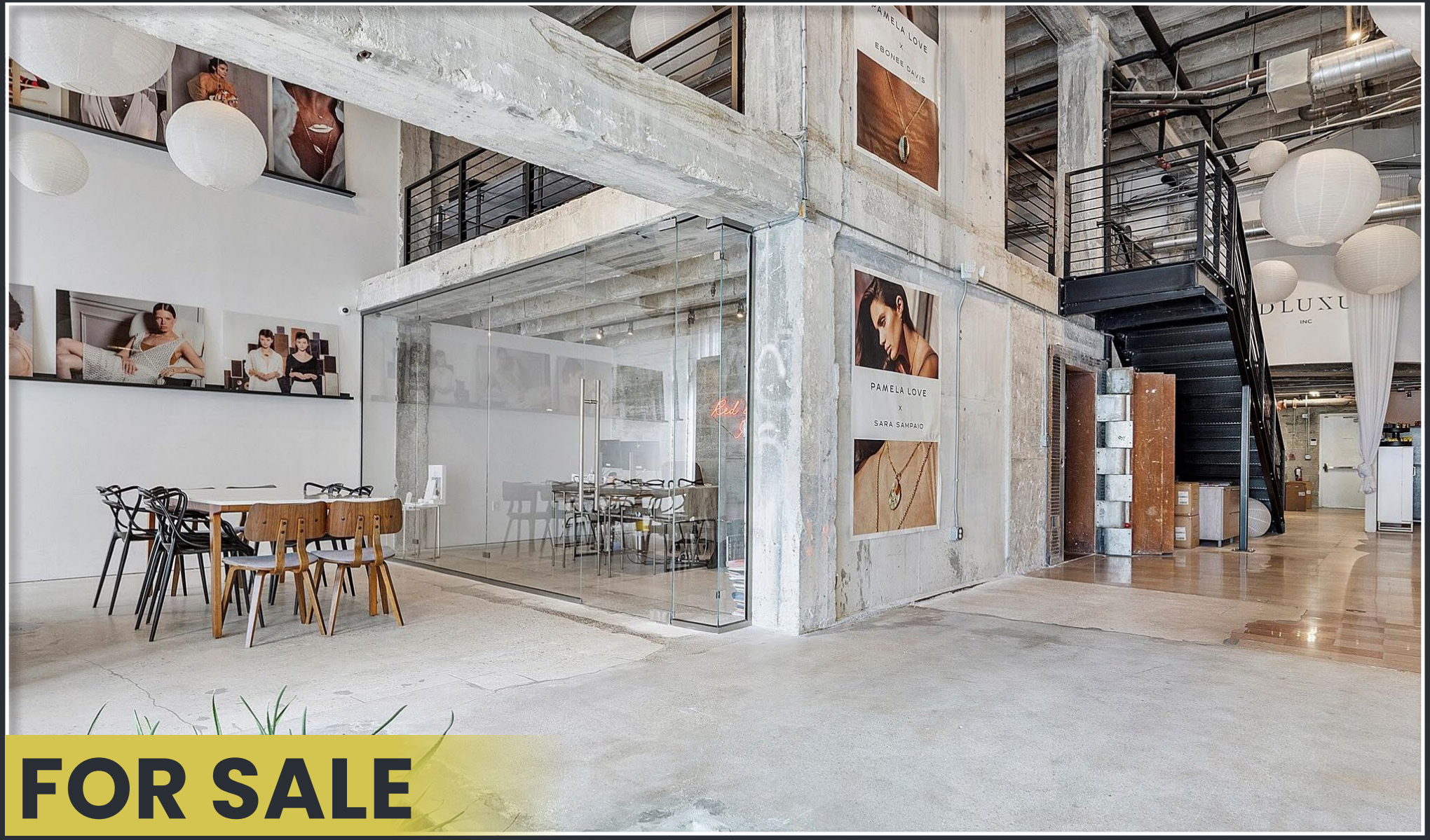


FOR SALE

8101 BISCAYNE BOULEVARD
UNIT C3
MIAMI, FL 33138

GROUND FLOOR MODERN RETAIL

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OVERVIEW

Opportunity to acquire a fully renovated and modern loft-style retail space - ready for immediate operation by a retail, showroom, or office user. It features 30 foot ceilings, natural lighting, and modern finishes.

It is located in The Bank building, a creative live-work building, fashioned from an old bank. The building is located on Biscayne Boulevard, Miami's main street, and just off the NE 79th Street intersection, which connects Little River to Miami Beach. Little River is a rapidly emerging submarket, recently coined "The coolest neighborhood in Miami".



SITE SUMMARY

ALLOWED USES:	Retail, Office, Showroom, Etc.
SQUARE FEET:	+/- 3,480
PARKING SPACES:	10
ZONING:	T6-8-O
VEHICLES PER DAY:	43,000 VPD on Biscayne
	26,000 VPD on 79 ST
	18,000 VPD on 82 ST
ASKING PRICE:	$1,990,000



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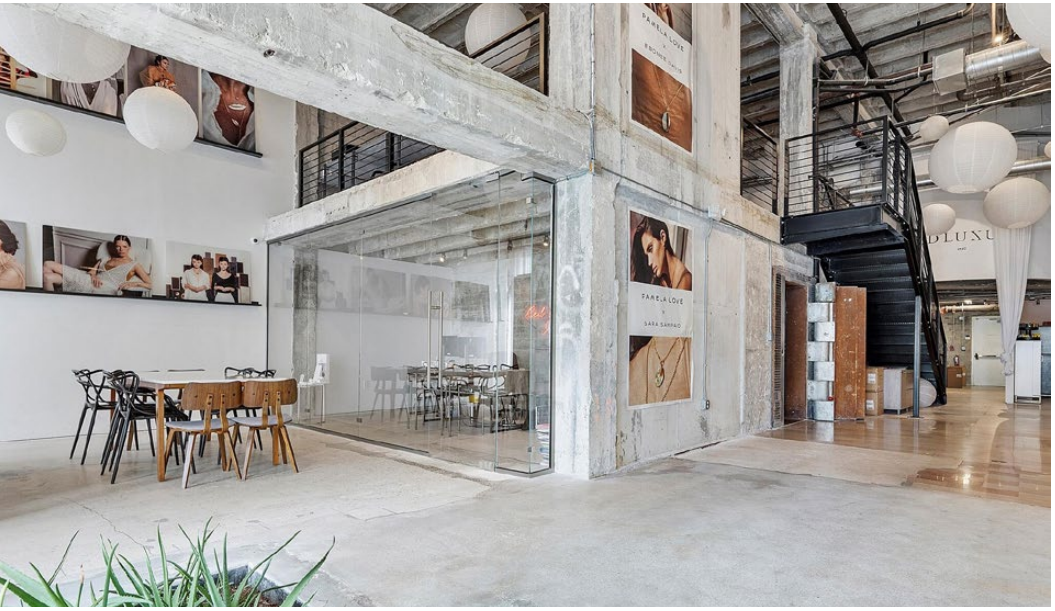
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INTERIOR PHOTOS









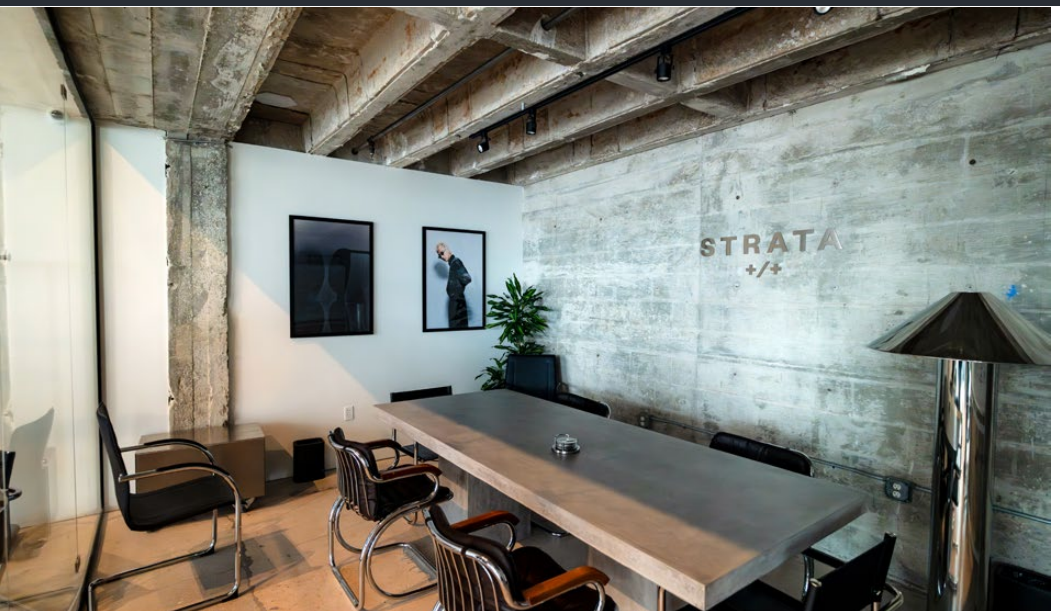
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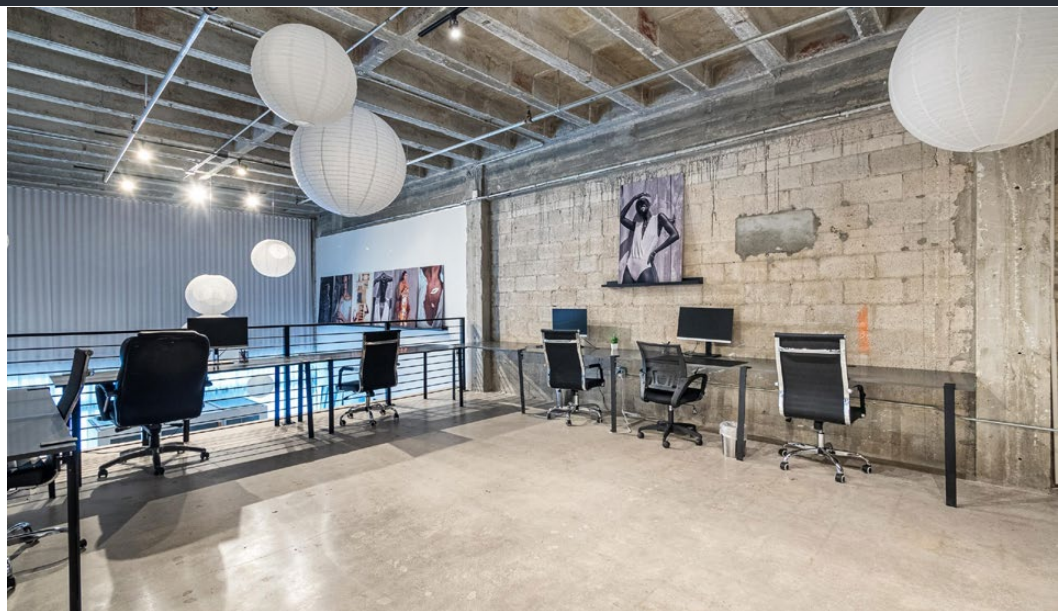
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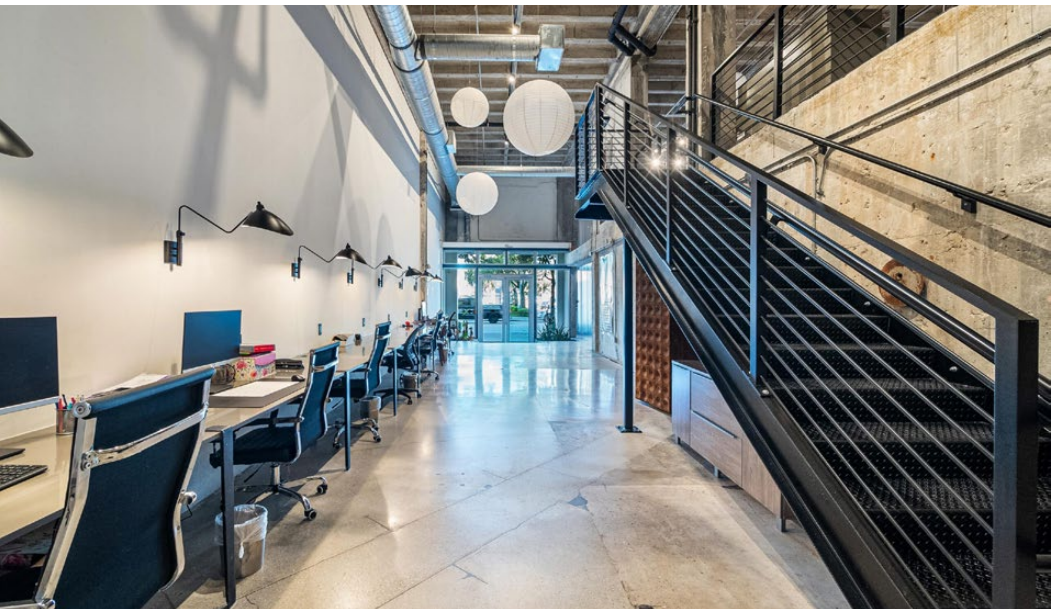
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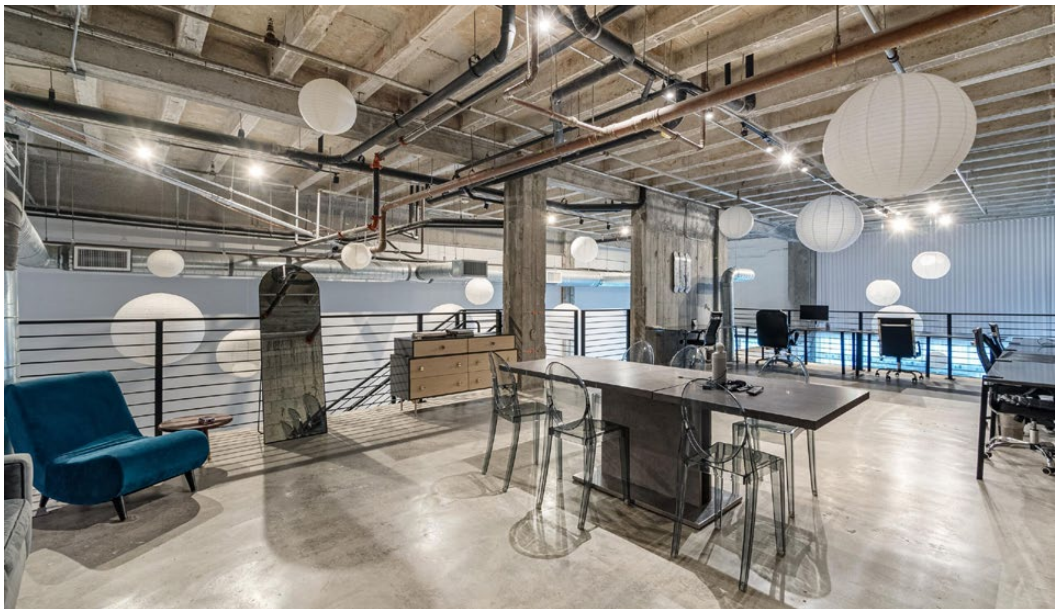
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INTERIOR PHOTOS









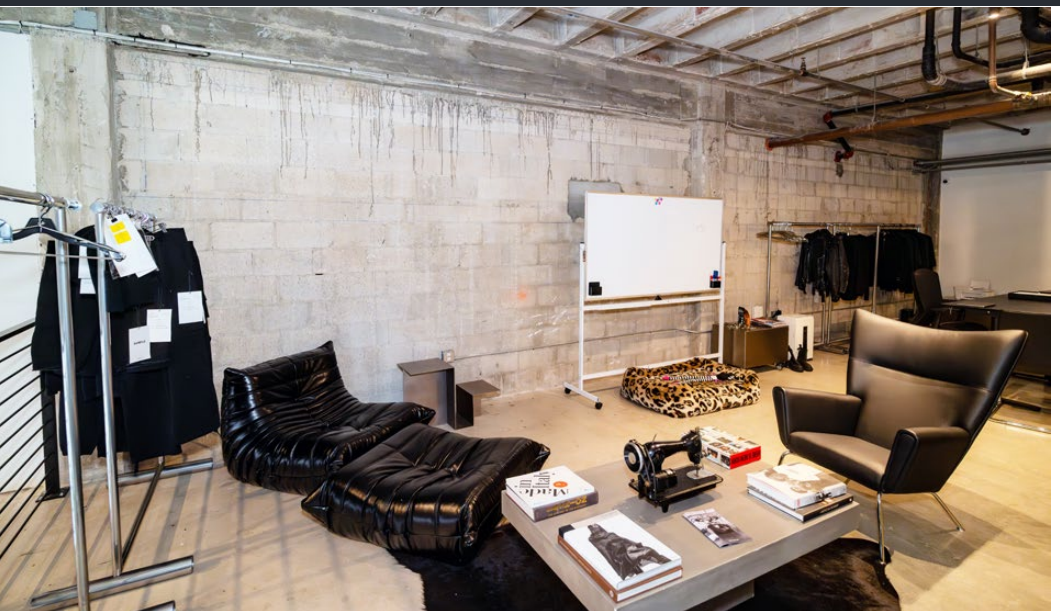
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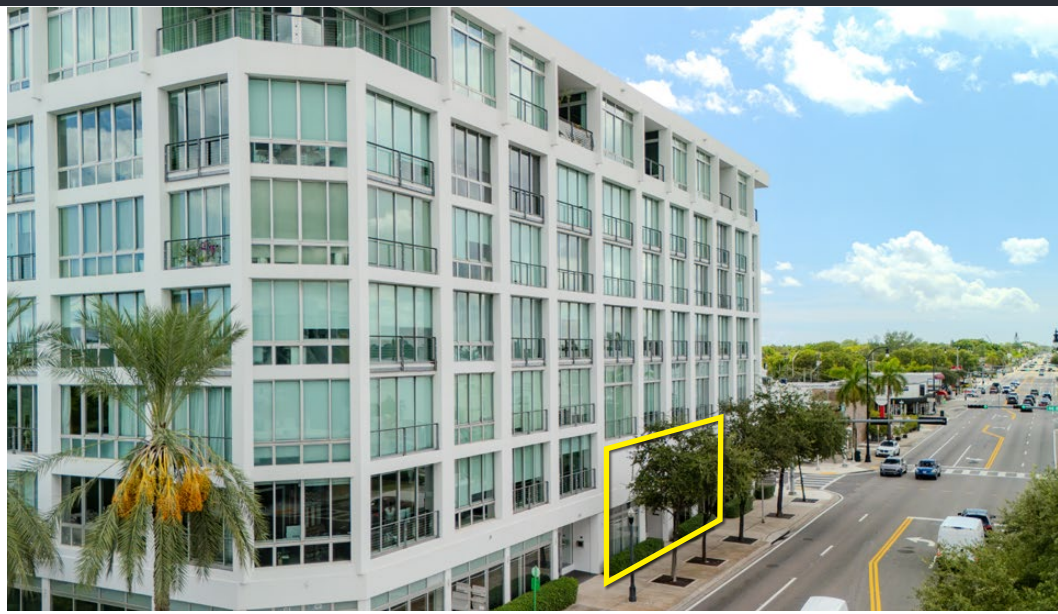
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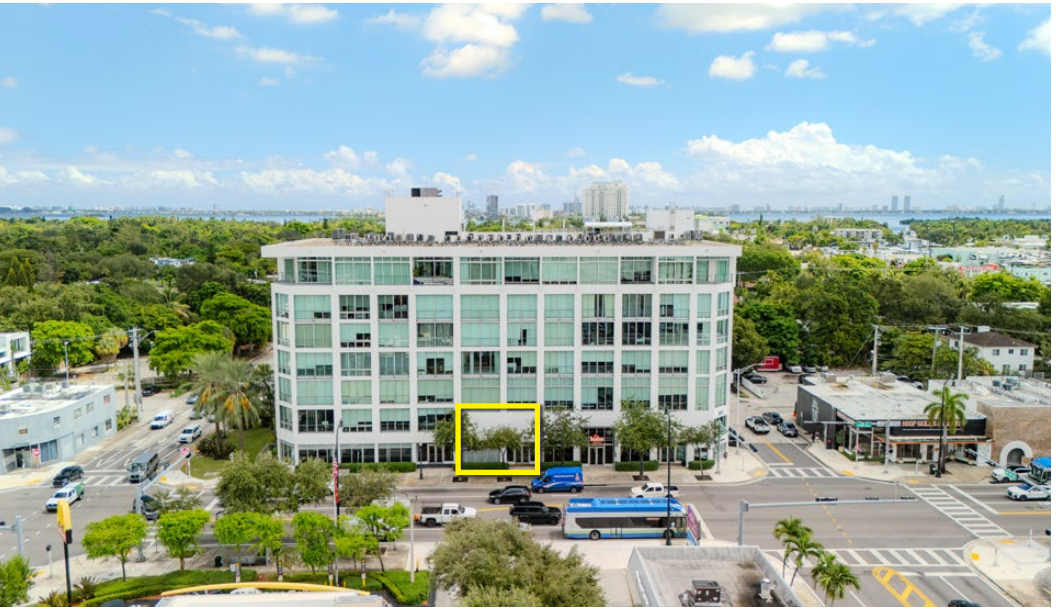
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EXTERIOR PHOTOS









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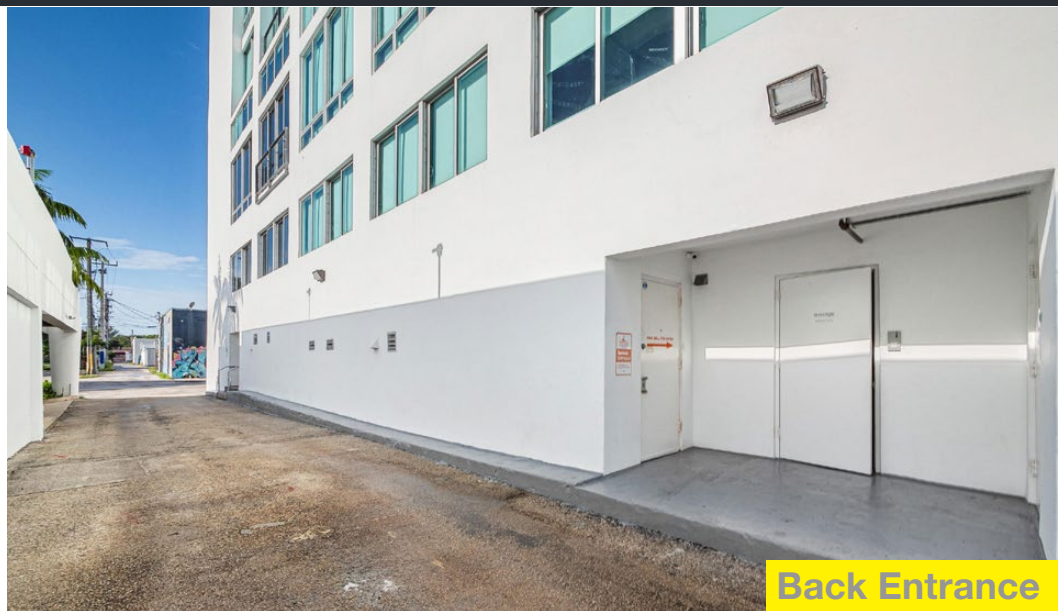
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EXTERIOR PHOTOS


Amenity Area


Back Entrance


Parking - 10 Spaces



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SOUTH VIEW



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EAST VIEW



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SOUTHEAST VIEW



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NORTHEAST VIEW



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