

FOR SALE

3115 NW 54TH STREET
MIAMI, FL 33142

***URBAN 54* - EAST HIALEAH**

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OVERVIEW

Turnkey from day one. Urban 54 has been rebuilt from top to bottom, so a buyer can move in and run their business. The full interior is climate controlled with central air, sitting over polished concrete floors and under a new roof with a 20-year warranty that is transferrable. Two electric powered grade level doors face the front parking lot and a third grade level door is located in the back of the property. The property is also equipped with a three phase panel which could be set up. Outside, the lot has fresh asphalt parking, ADA-compliant access, and a secure yard for additional storage.

The property is located on 54th street, a high visibility corridor connecting the Miami Urban Core to Hialeah. The average daily traffic count is 22,500 vehicles.

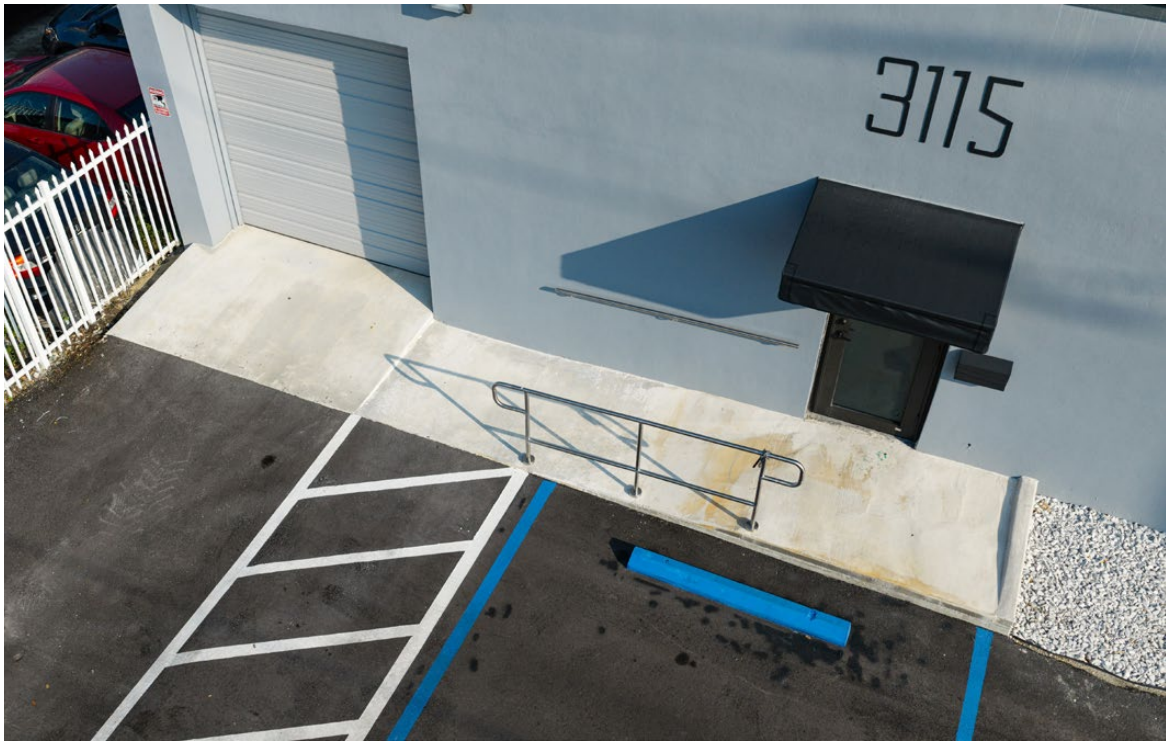
The building is located under 4 miles and within 10 minutes of Miami International Airport and 1 Mile and within 5 mins from SR-112. It is located under 10 mins from I-95 and within 15 minutes of core Miami locations such as The Design District and Wynwood, making it convenient for operators and employees.

BU-3 allows for a variety of uses.

PROPERTY SUMMARY

BUILDING SIZE:	4,140 SF
LOT SIZE:	6,450 SF
ZONING:	BU-3
POWER:	120/240 Voltage & 200 AMPS
ALLOWED USES:	Automotive (various), Office, Specific Retail Uses, Wholesale Sales and Storage, Cold Storage, Studio, Etc.*
PRICE:	$1,690,000

** please verify all uses with independent review of zoning code*



ALEX TSOULFAS | PRESIDENT | 305.972.7217
BRIAN PINEIRO | COMMERCIAL ADVISOR | 786.382.9900

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INTERIOR PHOTO



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INTERIOR PHOTO



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INTERIOR PHOTOS







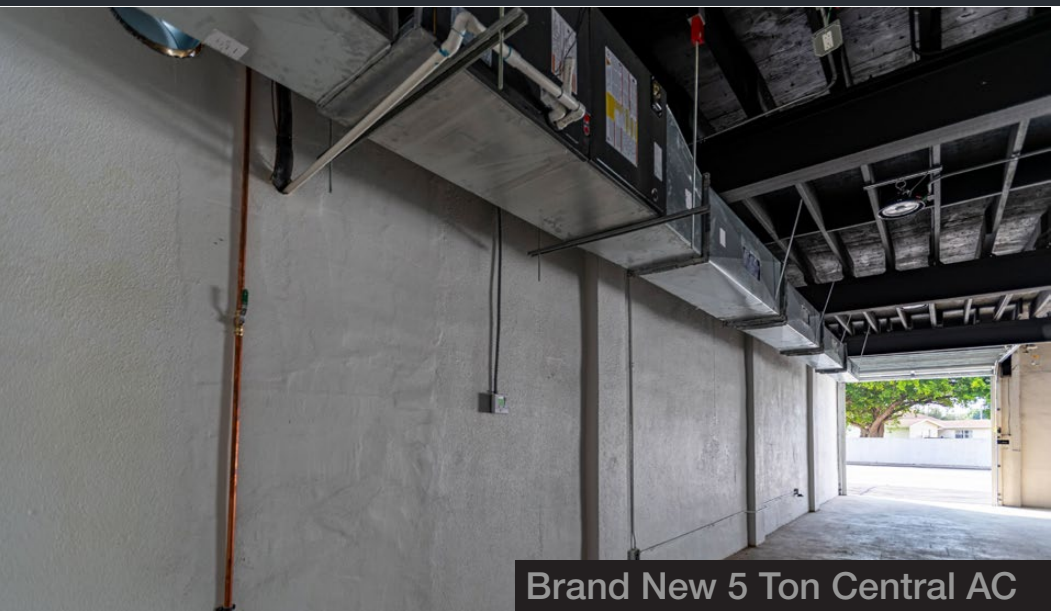


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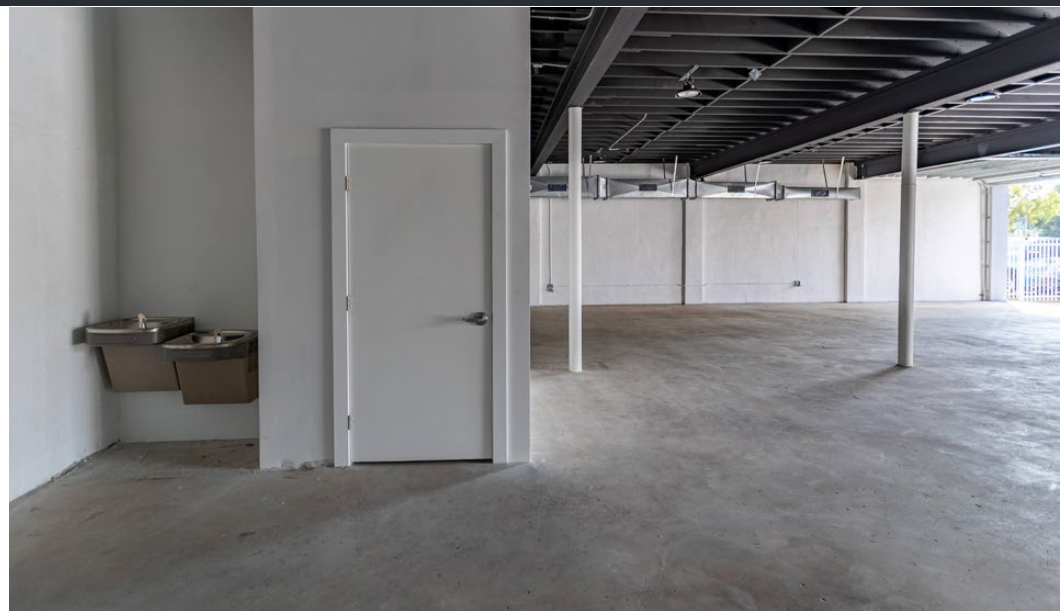
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INTERIOR PHOTOS



Brand New 5 Ton Central AC







Storage/ Break-yard Area

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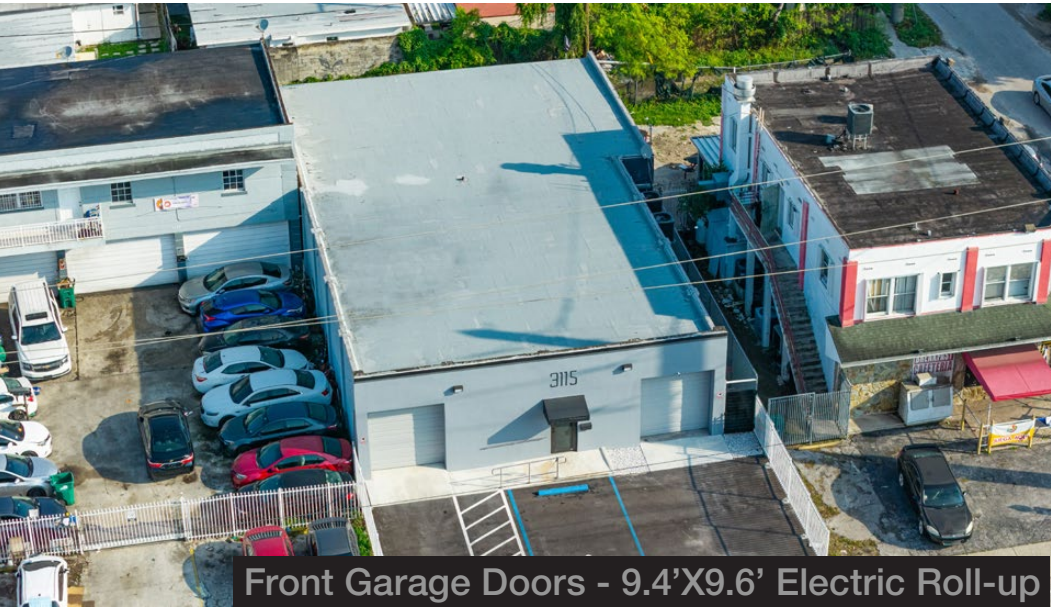
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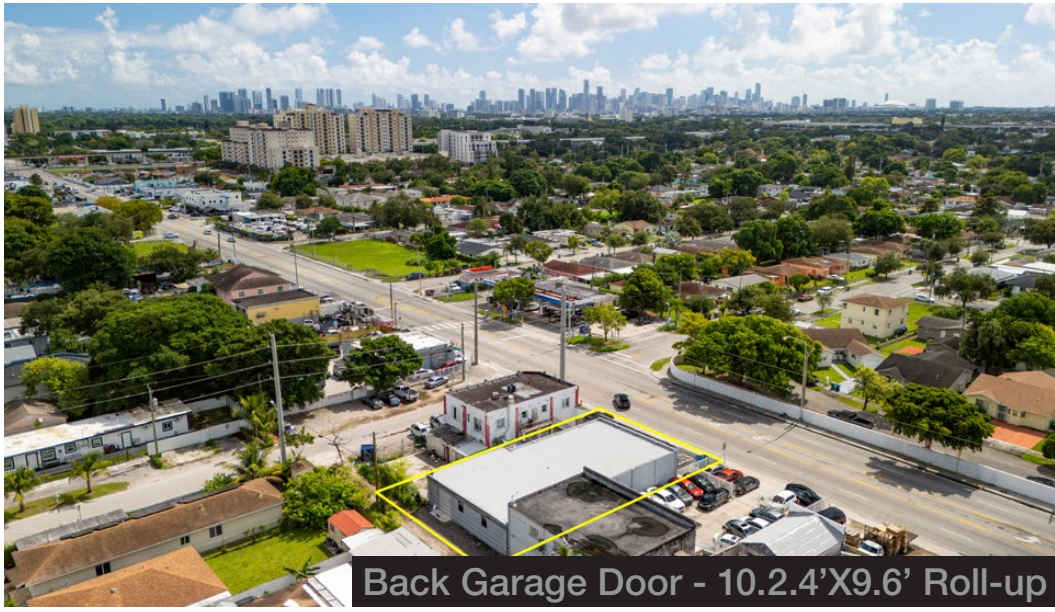
EXTERIOR PHOTOS







Front Garage Doors - 9.4'X9.6' Electric Roll-up

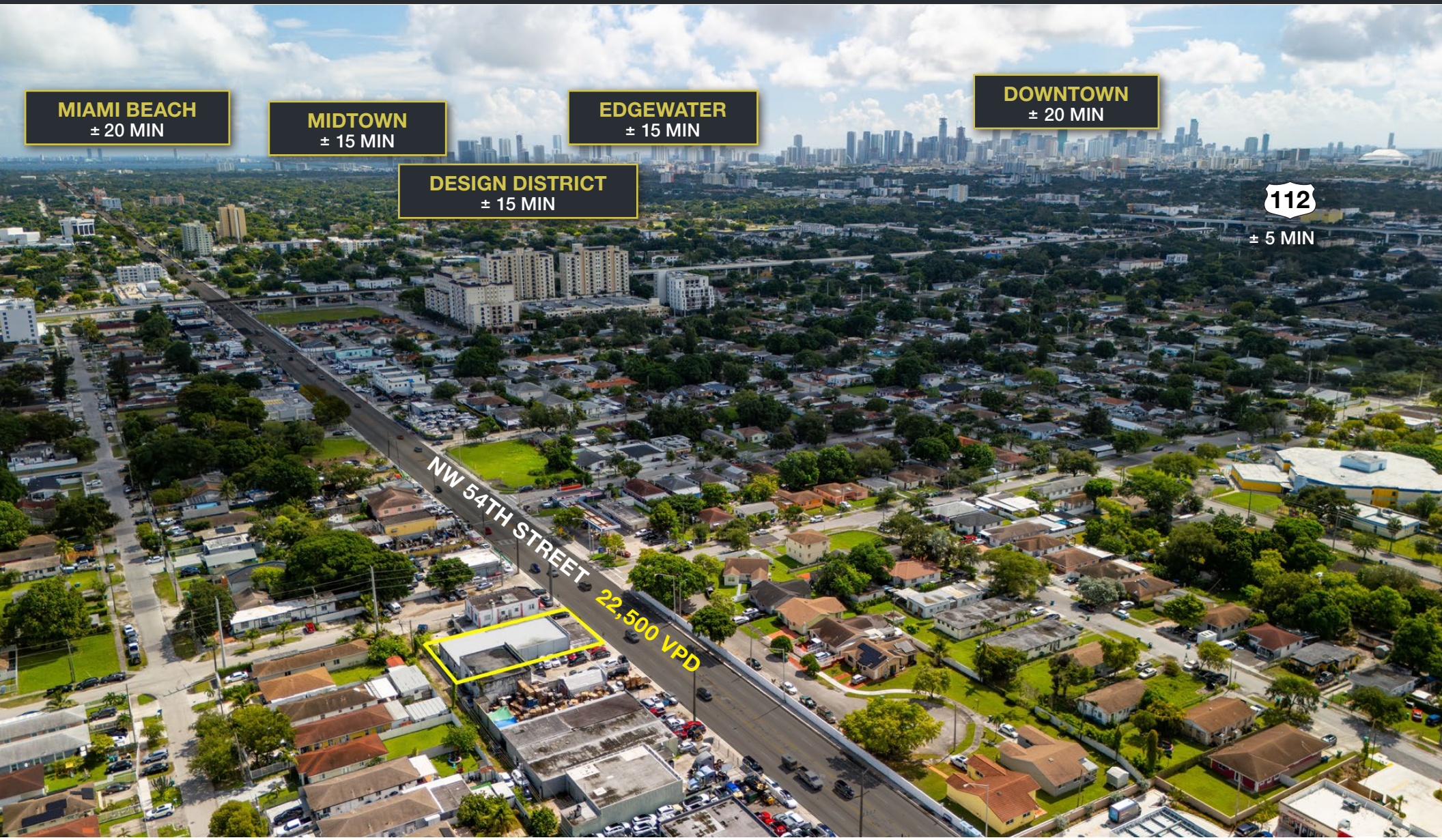

Back Garage Door - 10.2.4'X9.6' Roll-up

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SOUTHEAST VIEW



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SOUTHWEST VIEW



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CONCEPT RENDERINGS


Luxury Auto Collection


Professional Office


Commercial Kitchen/Cold-Storage


General Contractor Office & Storage

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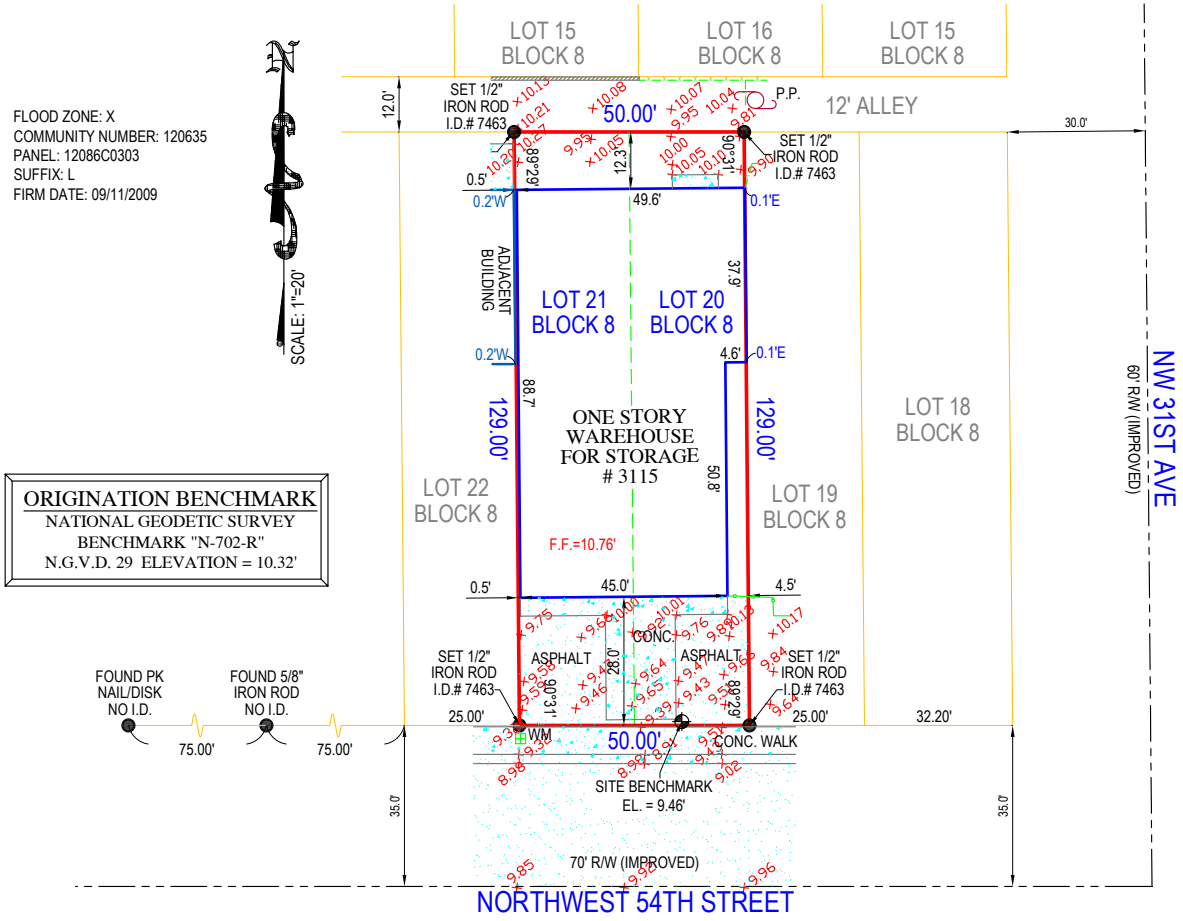
SITE SURVEY

LEGAL DESCRIPTION

LOT 20 AND 21, BLOCK 8, HIALEAH HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 24, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FL.

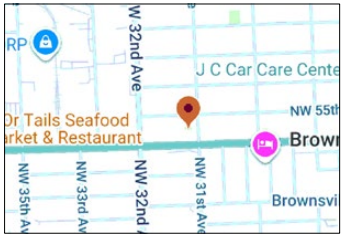
FLOOD ZONE: X
COMMUNITY NUMBER: 120635
PANEL: 12086C0303
SUFFIX: L
FIRM DATE: 09/11/2009

SCALE: 1"=20'



ORIGINATION BENCHMARK

NATIONAL GEODETIC SURVEY
BENCHMARK "N-702-R"
N.G.V.D. 29 ELEVATION = 10.32'



VICINITY MAP
NOT TO SCALE

LEGEND

A/C	AIR CONDITIONER
B.F.P.	BACKFLOW PREVENTER
C.B.S.	CONCRETE BLOCK STRUCTURE
EL.	ELEVATION
F.F.	FINISHED FLOOR
I.D.	IDENTIFICATION
L	LENGTH
L.B.	LICENSED BUSINESS
M	MEASURED
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
P	PLAT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.R.M.	PERMANENT REFERENCE MONUMENT
PG.	PAGE
P.B.	PLAT BOOK
PK	PARKER KYLON NAIL
R	RADIUS
R/W	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
℄	CENTERLINE
&	AND
#	NUMBER
Δ	DELTA OR CENTRAL ANGLE
	CONCRETE
	CHAIN LINK FENCE
	WOOD FENCE
	MISCELLANEOUS FENCE

BOUNDARY AND TOPOGRAPHIC SURVEY OF
3115 NORTHWEST 54TH STREET
MIAMI, FL 33142
PREPARED FOR
KENNETH MARQUEZ

Project	C-713501
Date	09/30/2025
Scale	1"=25'
Sheet	1 OF 1

6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
www.compasssurveying.net
COMPASS SURVEYING
LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

NOTES:

1. LEGAL DESCRIPTION PROVIDE BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.

DATE OF FIELD WORK: 09/30/2025
DATE OF MAP: 10/01/2025

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

David Cutler
(SIGNED)
Digitally signed by David Cutler
Date: 2025.12.30 13:07:56 -05'00'

DAVID G CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593

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