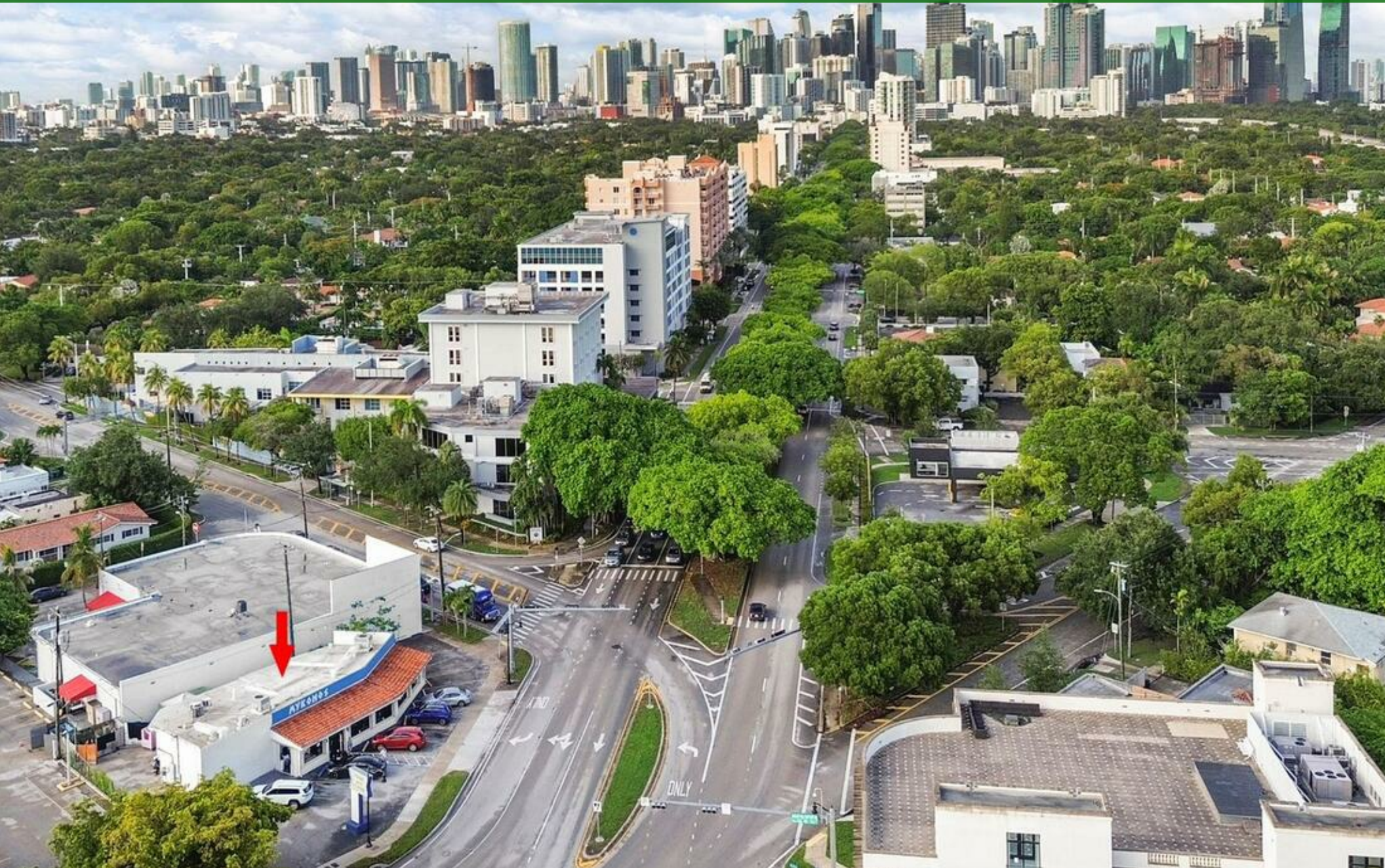


1201 SW 22ND ST

1201 SW 22nd ST
Miami, FL 33145





INVESTMENT SUMMARY

Epic Capital Realty is pleased to offer 1201 SW 22nd St, a 3,261 sq ft building situated on a 10,506 sq ft lot, located in the affluent and rapidly growing Miami market. This property presents a unique opportunity to take over an existing landmark restaurant, providing the flexibility to change the concept for a franchise or leverage the space for a commercial redevelopment opportunity. Its prime location in the vibrant Coral Way neighborhood ensures excellent accessibility, proximity to Downtown Miami, and a wealth of shopping, dining, and cultural attractions. This offering is an exceptional investment in one of Miami's most desirable areas, poised for substantial returns and long-term value.

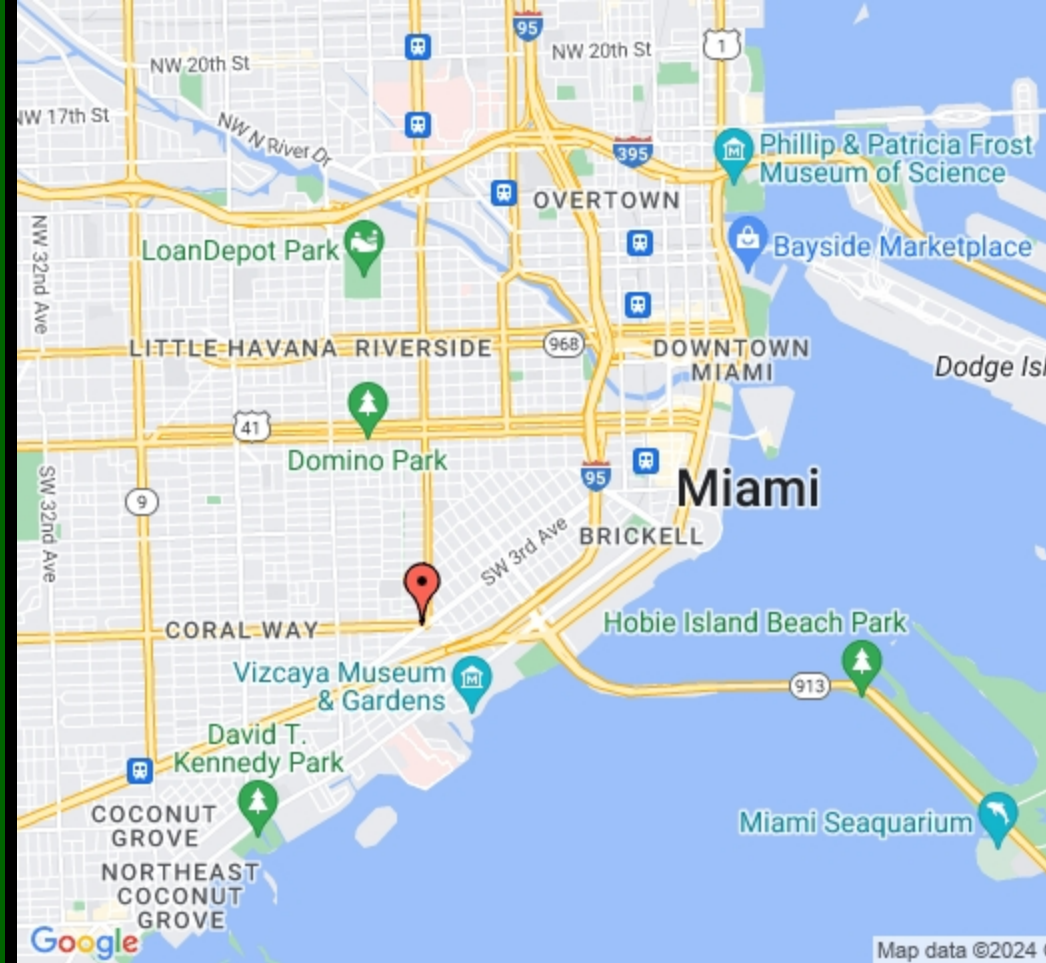
PROPERTY SUMMARY

Offering Price	\$3,600,000.00
Offering Price	\$3,600,000.00
Building SqFt	3,261 SqFt
Lot Size (SF)	10,506.00 SqFt
Zoning Type	T6-8-O
County	Miami-Dade



INVESTMENT HIGHLIGHTS

- High-performing intersection with excellent visibility.
- Value Add Opportunity.





LOCATION HIGHLIGHTS

- Excellent Visibility and Surrounding Businesses.
- One of the fastest growing cities in USA.
- Dense Residential Neighborhood.
- One of the strongest and most desirable retail trade areas within Miami.





CITY OF MIAMI

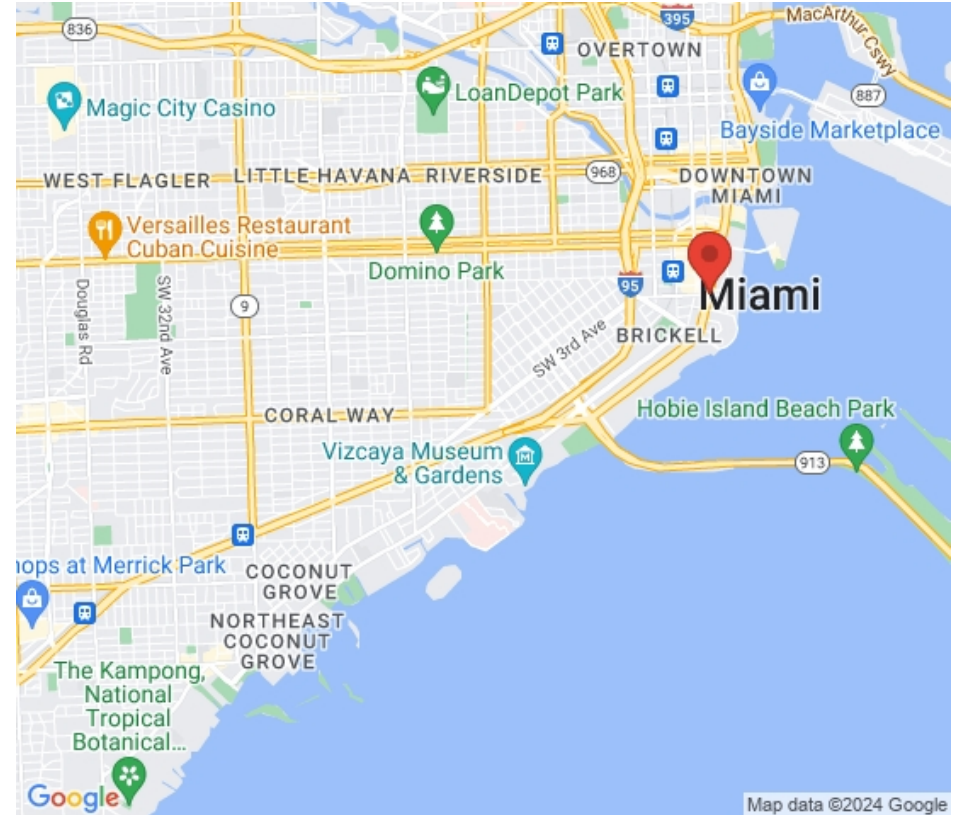
AREA

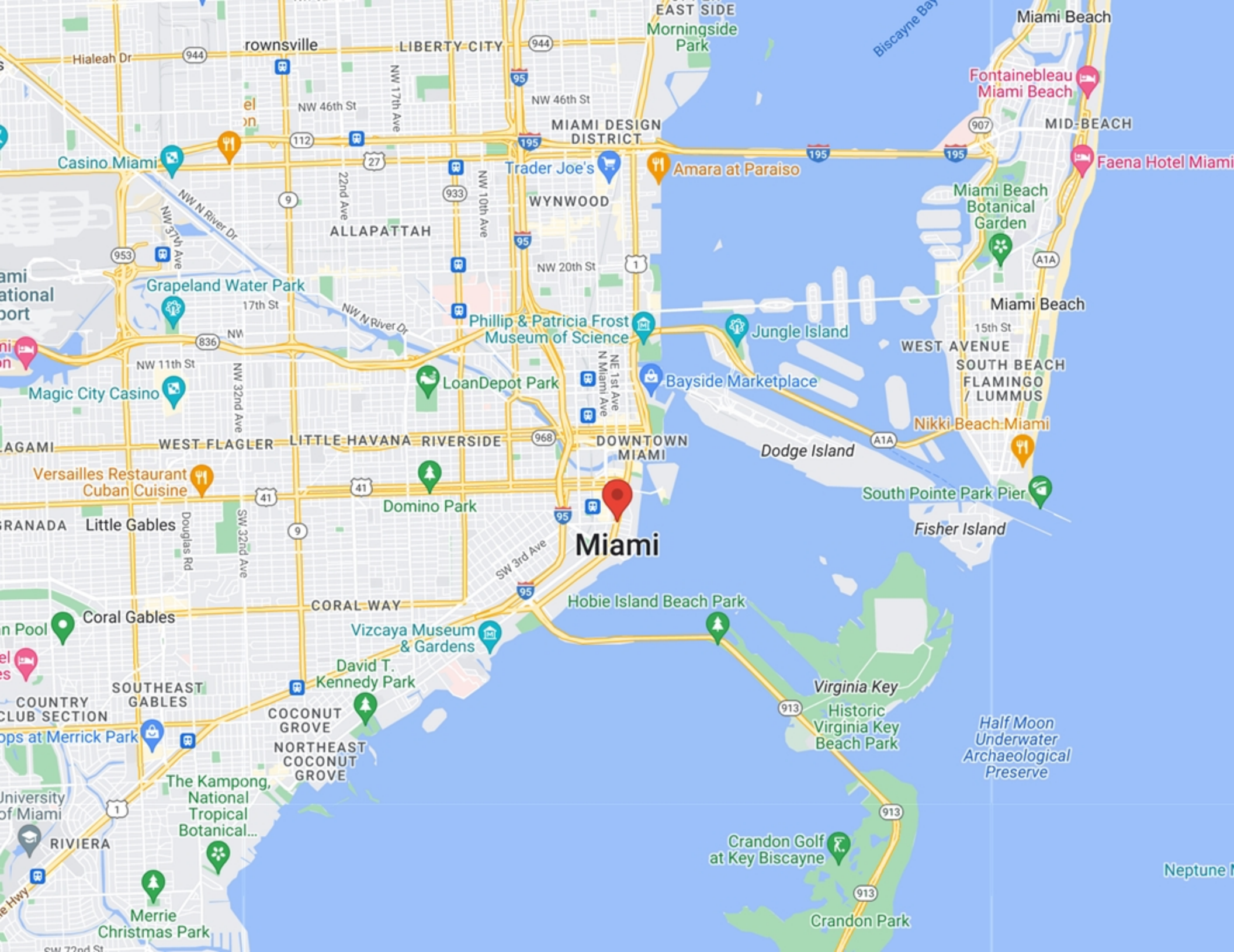
POPULATION



ABOUT MIAMI

Miami, often referred to as the "Magic City," is a vibrant coastal metropolis in South Florida and the seat of Miami-Dade County. Renowned for its cultural diversity, dynamic arts scene, and bustling nightlife, Miami is a global hub for commerce, finance, and international trade. The city is the heart of the Miami metropolitan area, home to over 2.7 million residents, making it the second-largest metropolitan area in the Southeast United States. As of the most recent census in 2023, Miami boasts a population of 442,241, making it Florida's second-most populous city. Known for its stunning beaches, iconic skyline, and rich cultural tapestry, Miami offers an unparalleled blend of tropical charm and cosmopolitan allure.





Miami

rownsville

LIBERTY CITY

944

EAST SIDE
Morningside Park

Miami Beach

Fontainebleau
Miami Beach

MID-BEACH

Faena Hotel Miami

Casino Miami

MIAMI DESIGN
DISTRICT

Amara at Paraiso

Miami Beach
Botanical
Garden

WYNWOOD

ALLAPATTAH

Phillip & Patricia Frost
Museum of Science

Jungle Island

Miami Beach

WEST AVENUE

SOUTH BEACH
FLAMINGO
/ LUMMUS

Grapeland Water Park

LoanDepot Park

Bayside Marketplace

Nikki Beach Miami

Magic City Casino

WEST FLAGLER

LITTLE HAVANA

RIVERSIDE

DOWNTOWN
MIAMI

Dodge Island

South Pointe Park Pier

Fisher Island

Versailles Restaurant
Cuban Cuisine

Domino Park

Miami

Little Gables

Coral Gables

CORAL WAY

Hobie Island Beach Park

Vizcaya Museum &
Gardens

David T.
Kennedy Park

Virginia Key

Historic
Virginia Key
Beach Park

Half Moon
Underwater
Archaeological
Preserve

COUNTRY
CLUB SECTION

SOUTHEAST
GABLES

COCONUT
GROVE

NORTHEAST
COCONUT
GROVE

The Kampong,
National
Tropical
Botanical...

Crandon Golf
at Key Biscayne

Crandon Park

University
of Miami

RIVIERA

Merrie
Christmas Park

Neptune f



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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE EPIC CAPITAL REALTY ADVISOR FOR MORE DETAILS.**

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