

SALE / BORN 2 SWIM ACADEMY

1955 NW 108TH AVENUE, MIAMI, FL 33172

May 9, 2025



SALE PRICE

\$2,375,000

Rolando Alvarez, PA, CCIM, CPM
(305) 302-6737

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The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be either: (i) presented in the form of a non-binding letter of intent; or (ii) a formal written standard Florida Commercial Contract of Purchase and Sale to be prepared by the Buyer and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective Buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

PROPERTY SUMMARY

BORN 2 SWIM ACADEMY

1955 NW 108th Ave Miami, FL 33172



PROPERTY DESCRIPTION

Property is comprised of a freestanding commercial building strategically located between International Mall and Dolphin Mall. Its current use is a private swim school for children containing a 55' x 18' pool with a maximum depth of 4' including a glass viewing wall. The first floor has a spacious lobby with a large reception area. Additionally, it has classroom area, 2 private office areas & 3 private restrooms. The second-floor area contains an efficient layout that lends itself for a second user requiring storage space. Entrance to the 2nd floor can be gained from the outside of the property.

Owner will deliver the property vacant at closing.

LOCATION DESCRIPTION

The property is located in Sweetwater, West of NW 107th Avenue and just South of NW 25th Street near Downtown Doral and strategically located between Dolphin Mall and Miami International Mall.

OFFERING SUMMARY

Sale Price:	\$2,375,000
Price PSF:	\$399
Lot Size:	10,366 SF
Building Size:	5,955 SF
Zoning:	7100-Light Manufacturing
Year Built / Folio:	2011 / 25-3031-000-0110

DEMOGRAPHICS	1.3 MILES	3.5 MILES	5 MILES
Total Households	4,842	63,231	106,465
Total Population	13,874	183,860	321,530
Average HH Income	\$98,076	\$94,865	\$97,524

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PROPERTY HIGHLIGHT IMAGES

EXTERIOR & 1ST FLOOR: (POOL & BATHROOMS)

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PROPERTY HIGHLIGHT IMAGES

1ST FLOOR INTERIOR / EXTERIOR

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PROPERTY HIGHLIGHT IMAGES

INTERIOR 2ND FLOOR: OFFICES, STORAGE AND BATHROOM

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PROPERTY HIGHLIGHT IMAGES

BATHROOMS

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AERIAL IMAGES

BORN 2 SWIM ACADEMY

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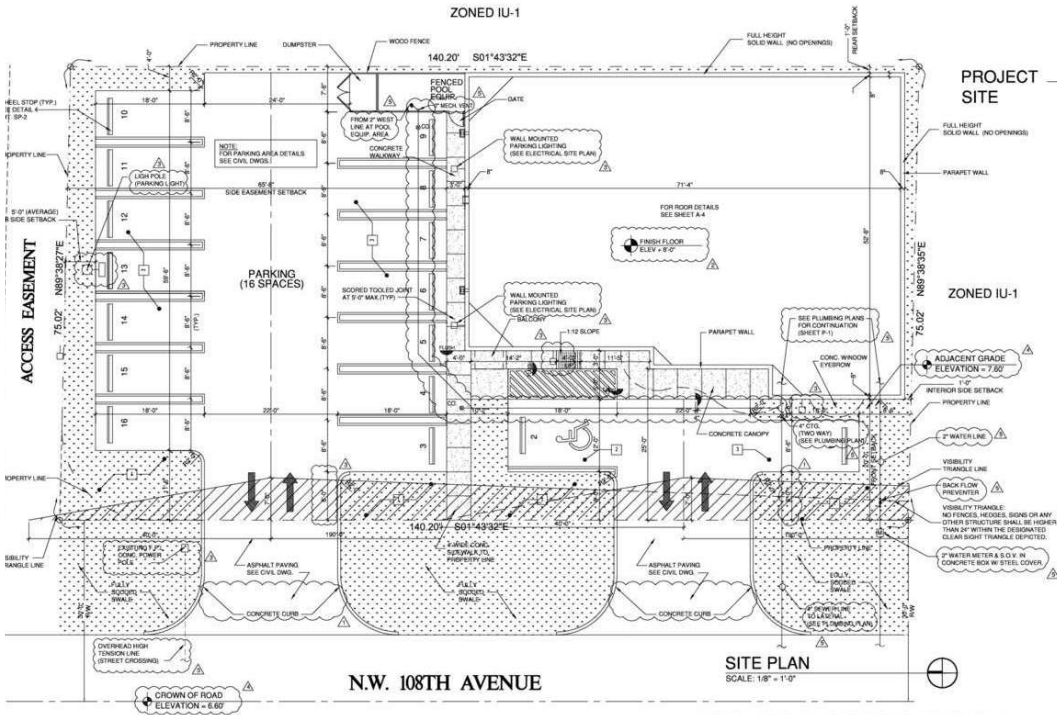
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SITE PLAN

BORN 2 SWIM ACADEMY
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ZONING LEGEND			
A- SITE DATA			
1. ZONING DISTRICT	IS-1		
2. SITE AREA (NET AREA)	10,484 S.F. (0.24 ACRES)		
B- SITE COMPUTATION			
1. SITE AREA (NET AREA)	N / A	10,484 S.F. (100 %)	
2. LOT COVERAGE (INC. POOL & DECK)	N / A	3,578 S.F. (34.2 %)	
3. TOTAL PAVED AREAS	N / A	4,763 S.F. (45.2 %)	
4. TOTAL OPEN LANDSCAPED AREA	100%	1,508 S.F. (14.6 %)	
C- AREAS BREAKDOWN			
1. BORN 2 SWIM			
OFFICE SPACE	1,400 S.F.		
WAREHOUSE/STORAGE	1,400 S.F.		
TOTAL	2,800 S.F.		
ENCLOSED SWIMMING AREA	2,178 S.F.		
3. TOTAL BUILDING AREA	4,978 S.F.		
D- SETBACKS			
1. FRONT SETBACK (MIN)	20'-0"	20'-0"	
2. REAR SETBACK (MIN)	5'-0"	5'-0"	
3. SIDE EASTMENT SETBACK (MIN)	5'-0"	5'-0"	
3. SIDE WESTMENT SETBACK (MIN)	5'-0"	5'-0"	

PARKING	
BORN 2 SWIM	SPACES
TRAINING POOL AREA 900 SQ. FT. * 1/100	9
OFFICE AREA GROUND FLOOR 1400 SQ. FT. * 1/100	14
WAREHOUSE/STORAGE 1400 SQ. FT. * 1/100	14
TOTAL HANDICAP PARKING REQUIRED	1
TOTAL HANDICAP PARKING PROVIDED	1
TOTAL PARKING PROVIDED	16

LEGAL DESCRIPTION (SEE ATTACHED WAIVER OF PLAT)
THE EAST 75 FEET OF THE WEST 100 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LESS THE NORTH 25 FEET AND LESS THE EASTERN AREA FORMED BY RADIUS OF 25.00' CONGRUENT TO THE SOUTHWEST CORNER TO THE WEST AND NORTH LINE OF SAID PROPERTY IN SECTION 31, TOWNSHIP 33 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

- KEY NOTES**
1. TYPICAL LANDSCAPE/500' AREA. SEE LANDSCAPE PLAN ON SHEET L-1.
 2. TYPICAL HANDICAP PARKING SPACE-SEE DETAILS ON SHEET SP-2.
 3. STANDARD PARKING SPACES, (TYP). SEE DETAILS ON SHEET SP-2.

LEGEND	
SSD AREA	SEE LANDSCAPE PLAN ON SHEET L-1
CONCRETE AREA	

FLOOD LEGEND

POLY 30-3021-000-019 ADDRESS: 1955 NW 108th Ave, MIAMI, FL 33172

LOT: 1 BLOCK: 12 SUBDIVISION:

PLAT BOOK: PAGE: WEST & BOUND (SEE ATTACHED WAIVER OF PLAT)

CROWN OF ROAD ELEV.: 8.00' FT. NGVD. CROWN OF ROAD ELEVATION WAS TAKEN FROM A CERTIFIED SURVEY PREPARED BY: SURVEYOR'S NAME: N/A. PLUS LOCAL: 8.02'

DRAINAGE PLANS SHALL BE ATTACHED (IF 2+ ACRES IMPERVIOUS PLANS SHALL BE STAMPED WITH THE DRAINAGE WATER CONTROL SECTION APPROVAL)

DEVELOPER: N/A. SURFACE WATER MANAGEMENT STORM WATER PERMIT: N/A.

SPRINKLER: N/A. ENVIRONMENTAL RESOURCES PERMIT: N/A.

TOTAL IMPERVIOUS AREA: SEE SITE PLAN. UNDERGROUND PARKING YES() NO()

IF YES, FLOOD PROOFING PLANS AND CERTIFICATE SHALL BE ATTACHED (BASEMENT YEARS())

HAVE THIS SITE OR OTHER PORTIONS OF THIS PROPERTY BEEN GRANTED A CLAMOR OR ENCLOSURE (CIRCLE ONE) YES, LOWR No: () NO()

Proposed	8.00' FT. NGVD	7.80' FT. NGVD	7.60' FT. NGVD

9' x 9' = 8.00' NGVD

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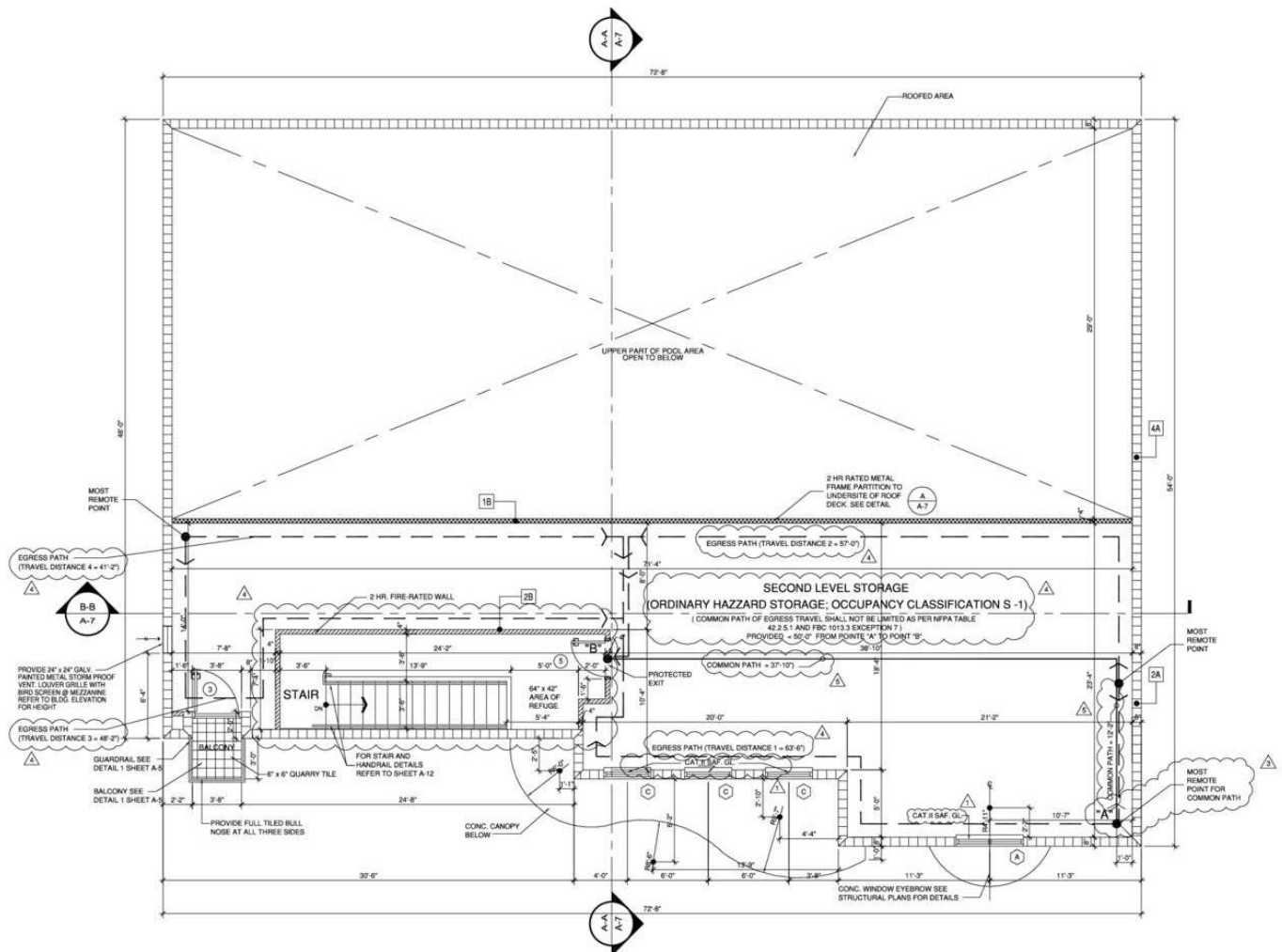
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SECOND LEVEL FLOOR PLAN

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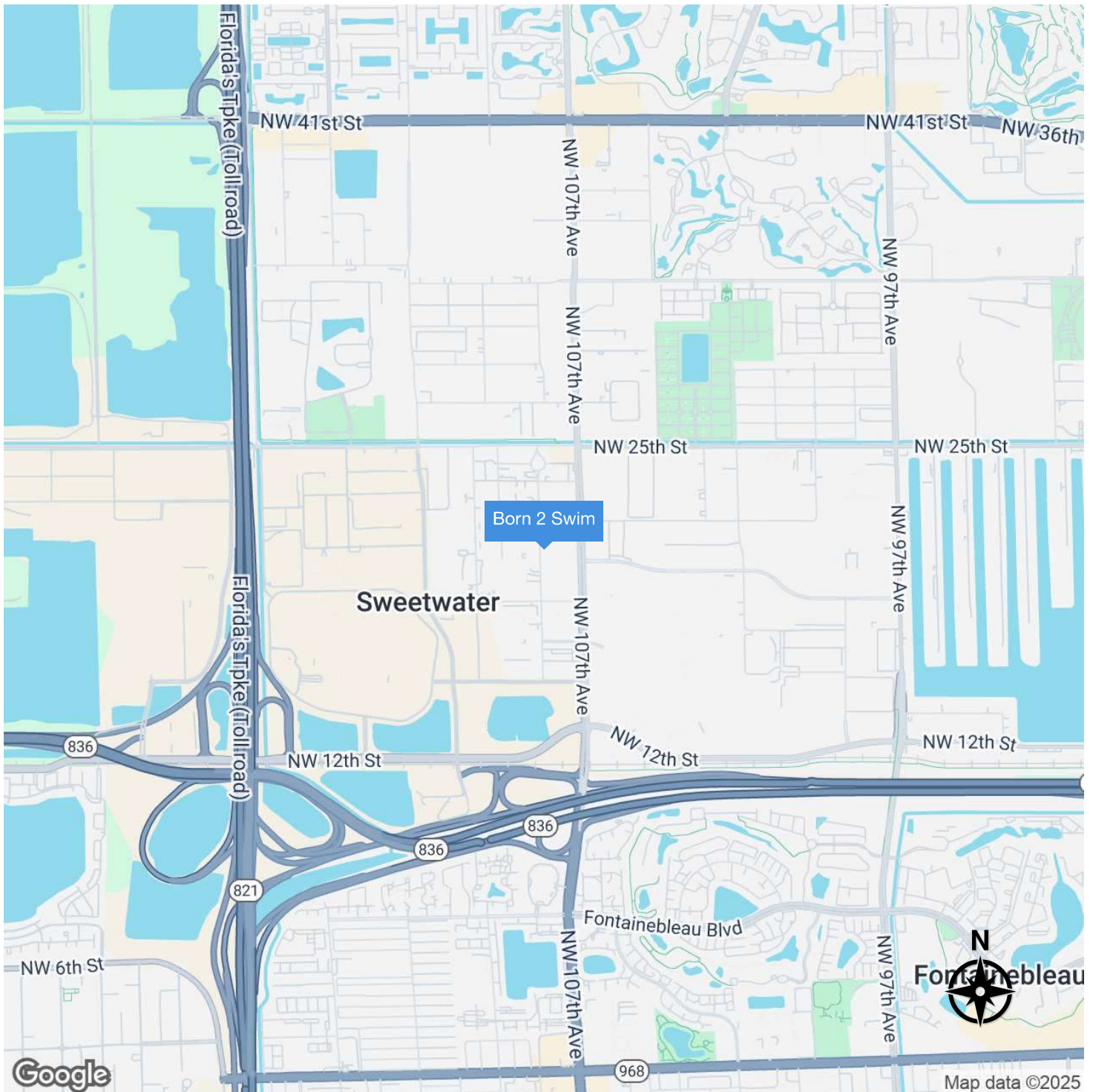


2 WAREHOUSE STORAGE PLAN
SCALE: 1/4" = 1'-0"

REGIONAL MAP

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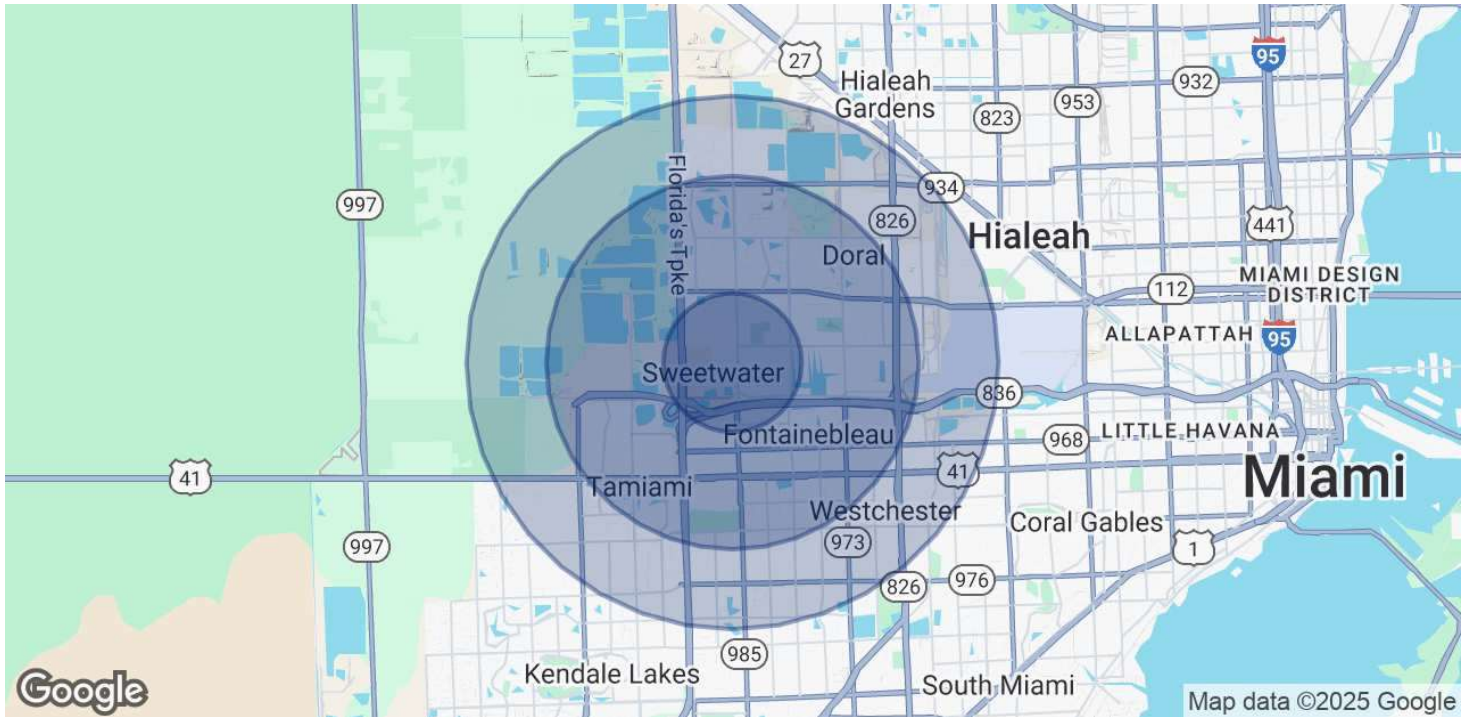


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DEMOGRAPHICS MAP

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POPULATION

1.3 MILES

3.5 MILES

5 MILES

Total Population	13,874	183,860	321,530
Average Age	43	42	43
Average Age (Male)	41	40	41
Average Age (Female)	44	44	45

HOUSEHOLDS & INCOME

1.3 MILES

3.5 MILES

5 MILES

Total Households	4,842	63,231	106,465
# of Persons per HH	2.9	2.9	3
Average HH Income	\$98,076	\$94,865	\$97,524
Average House Value	\$460,072	\$454,773	\$486,316

Demographics data derived from AlphaMap

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