

For Sale

2600-2610

N MIAMI AVE

Wynwood

Presented by



COMMERCIAL

Studios, 1&2 Bedrooms, Lofts

OUTFRONT

EXECUTIVE SUMMARY

Property Description

Metro 1 Commercial exclusively presents for sale the property located at 2600-2610 N Miami Ave ("The Property"), with 14,758 square feet of building and 13,125 SF of land.

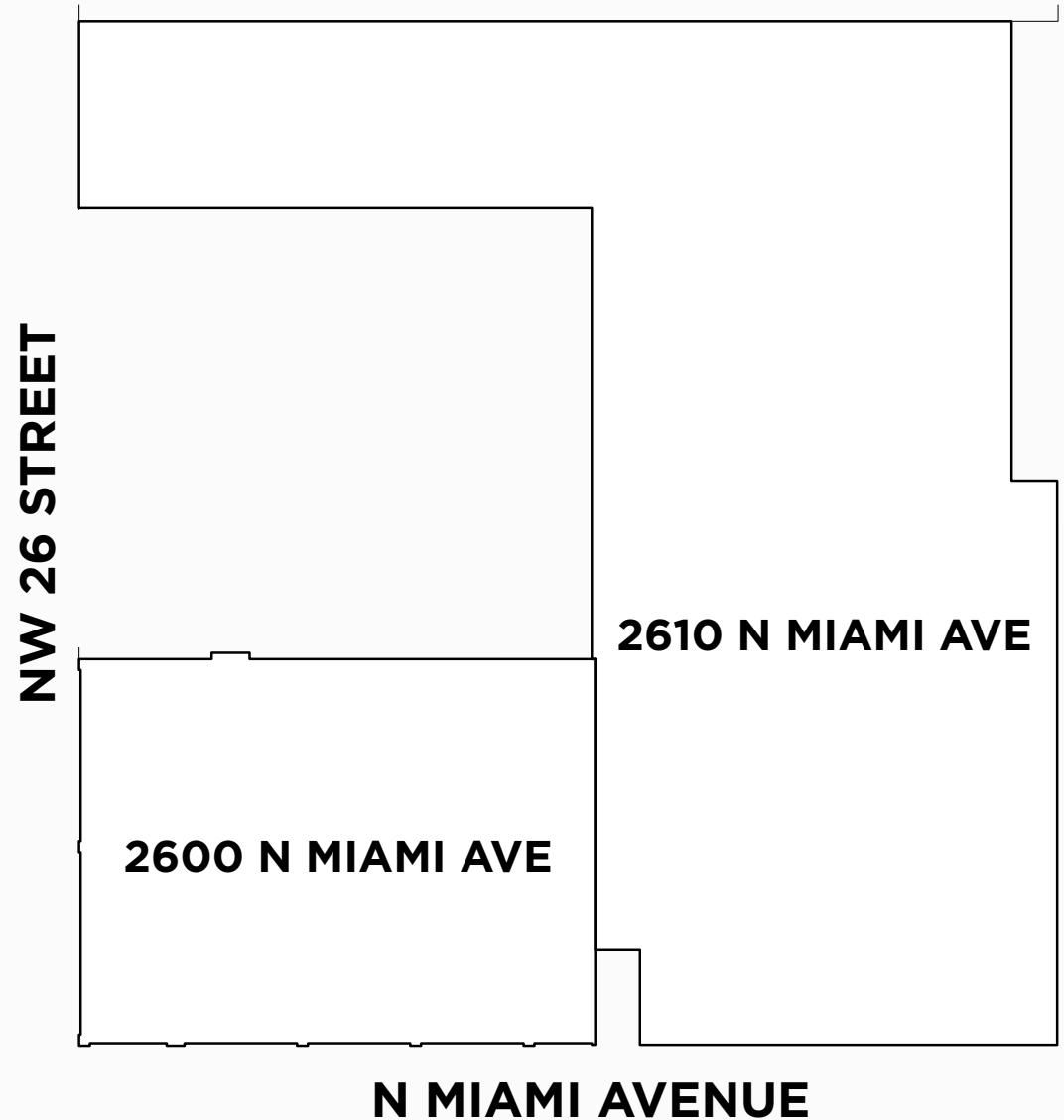
The Property has a second generation kitchen, opening up a unique opportunity to redevelop and re-use in Wynwood, one of the world's coolest neighborhoods according to Google, Vogue, & Forbes.

Address	2600-2610 N Miami Avenue
Folio 2600 N Miami Ave	01-3125-029-0190
Folio 2610 N Miami Ave	01-3125-029-0200
Existing Building Size	14,758 SF
Land Size	13,125 SF
Zoning	T6-8 O NRD-1
Maximum Density Allowed	126,000 SF
Asking Price	\$8,950,000
Asking Price PSF Bldg	\$606.45
Asking Price Per FLR	\$71

LOCATION HIGHLIGHTS

- 13,400 ADT | Highest ADT in Wynwood
- N Miami Ave is one of the only two streets in Wynwood allowing 12 stories
- N Miami Avenue has 12" and 16" water mains and 24" storm water drainage
- N Miami Avenue has a direct I-95 entrance/exit on 36th

Site Plan

[DOWNLOAD SURVEY](#)

2600-2610
N MIAMI AVE



Tony Arellano
Executive VP
tarellano@metro1.com
305.571.9991

2600-2610 N Miami Ave | metro1.com | 305.571.9991 | info@metro1.com

PROCURING BROKER SHALL ONLY BE ENTITLED TO A COMMISSION, CALCULATED IN ACCORDANCE WITH THE RATES APPROVED BY OUR PRINCIPAL ONLY IF SUCH PROCURING BROKER EXECUTES A BROKERAGE AGREEMENT ACCEPTABLE TO US AND OUR PRINCIPAL AND THE CONDITIONS AS SET FORTH IN THE BROKERAGE AGREEMENT ARE FULLY AND UNCONDITIONALLY SATISFIED. ALTHOUGH ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL, OR FINANCING IS FROM SOURCES DEEMED RELIABLE, SUCH INFORMATION HAS NOT BEEN VERIFIED AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE AND TO ANY SPECIAL CONDITIONS IMPOSED BY OUR PRINCIPAL.

PERMITTED/IDEAL USES

Property Description

The Property is ideally located on the corner of Northwest 26th Street and North Miami Avenue in the heart of Wynwood. The Property benefits from excellent frontage on North Miami Avenue and its T6-8-O NRD-1 Miami 21 zoning designation allows for a wide variety of permitted uses by right including residential, lodging, commercial, office, civic and educational. The maximum permitted residential density is 150 units per acre, which equates to 45 units for the Property and a maximum height of 8 stories with 4 additional stories available via bonus. Ideal uses include: Shared Workspace, Retail Showroom, Furniture Gallery, Art Studio, Office, Destination Restaurant, Event Space, Multi-Tenant Retail, etc

T6-8 O

Min Height	2 Stories
Max Height	8 Stories
Max Height w/ Bonuses	12 Stories
Lot Coverage	80 %
Density	150 du/ac
Building Setback	10 ft



**DOWNLOAD
WYNWOOD
NRD**

2600-2610
N MIAMI AVE



Tony Arellano
Executive VP
tarellano@metro1.com
305.571.9991

2600-2610 N Miami Ave

metro1.com

305.571.9991

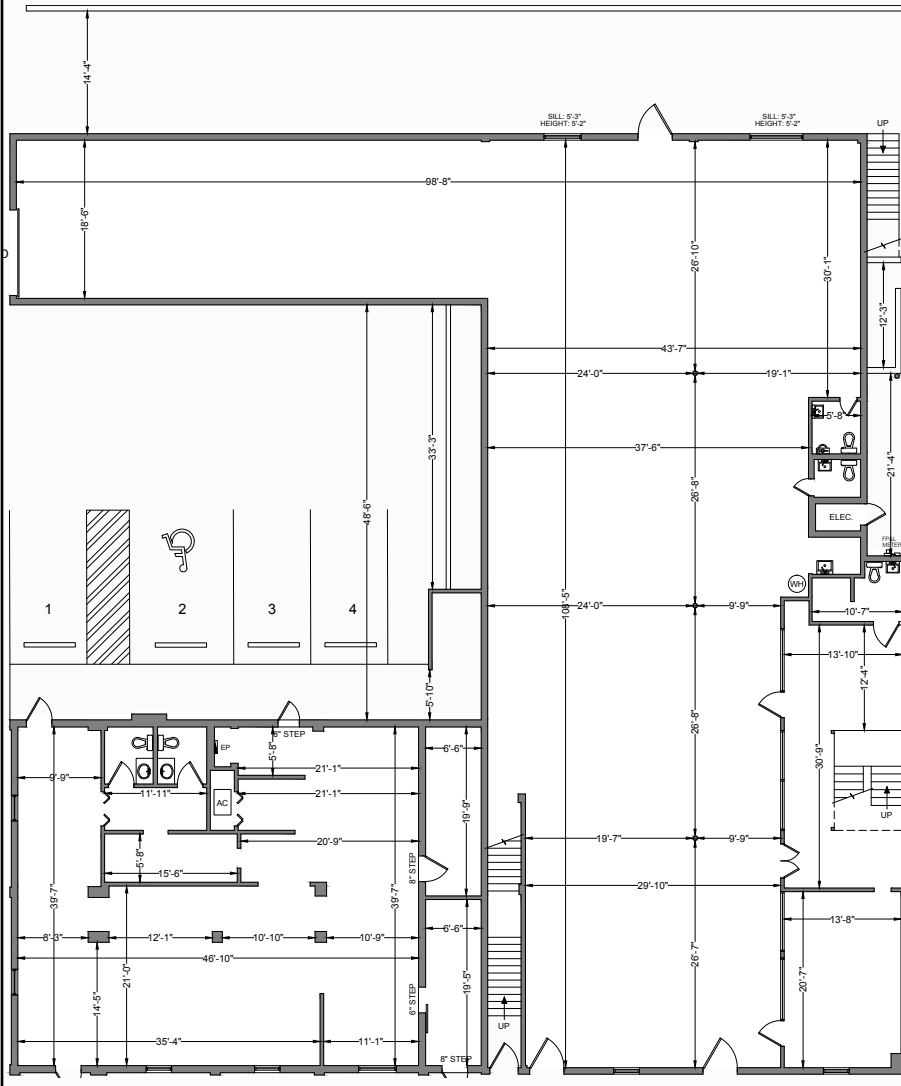
info@metro1.com

PROCURING BROKER SHALL ONLY BE ENTITLED TO A COMMISSION, CALCULATED IN ACCORDANCE WITH THE RATES APPROVED BY OUR PRINCIPAL ONLY IF SUCH PROCURING BROKER EXECUTES A BROKERAGE AGREEMENT ACCEPTABLE TO US AND OUR PRINCIPAL AND THE CONDITIONS AS SET FORTH IN THE BROKERAGE AGREEMENT ARE FULLY AND UNCONDITIONALLY SATISFIED. ALTHOUGH ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL, OR FINANCING IS FROM SOURCES DEEMED RELIABLE, SUCH INFORMATION HAS NOT BEEN VERIFIED AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE AND TO ANY SPECIAL CONDITIONS IMPOSED BY OUR PRINCIPAL.

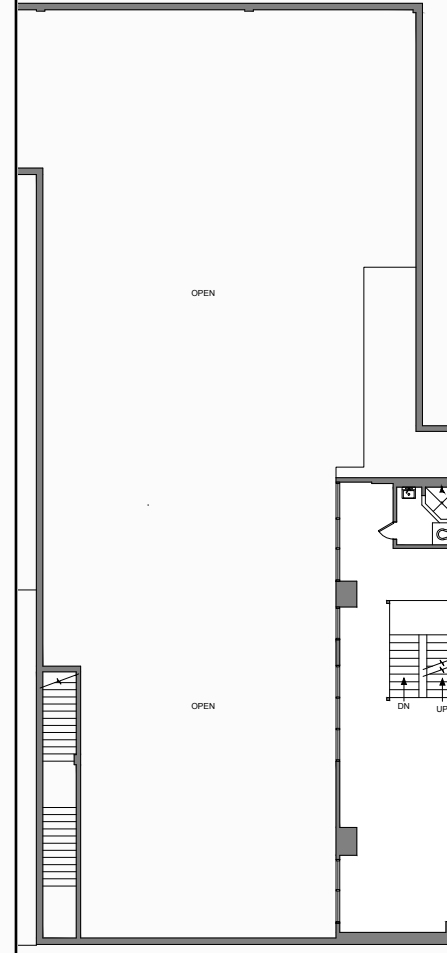
FLOOR PLANS

DOWNLOAD AS BUILT DRAWINGS

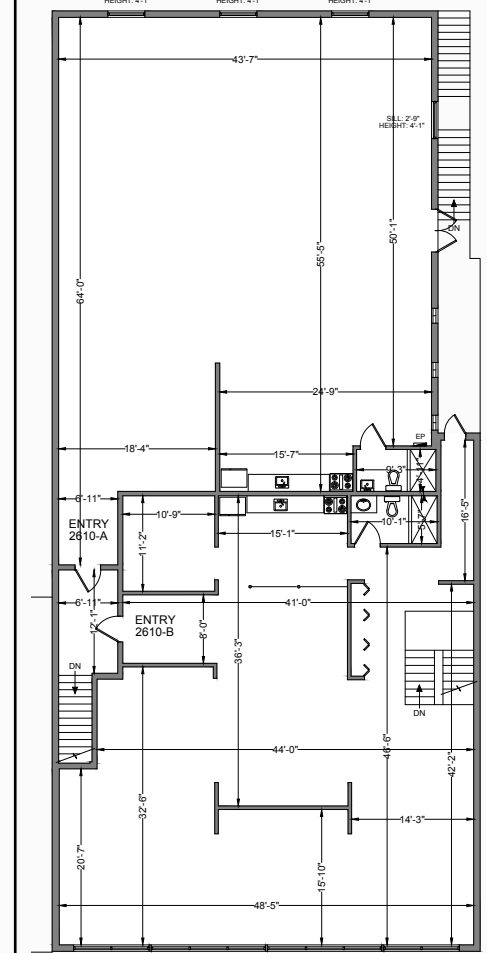
1st Floor | 8,577 SF



Mezzanine | 986 SF



2nd Floor | 5,195 SF



2600-2610
N MIAMI AVE

M Tony Arellano
Executive VP
tarellano@metro1.com
305.571.9991

2600-2610 N Miami Ave | metro1.com | 305.571.9991 | info@metro1.com

PROCURING BROKER SHALL ONLY BE ENTITLED TO A COMMISSION, CALCULATED IN ACCORDANCE WITH THE RATES APPROVED BY OUR PRINCIPAL ONLY IF SUCH PROCURING BROKER EXECUTES A BROKERAGE AGREEMENT ACCEPTABLE TO US AND OUR PRINCIPAL AND THE CONDITIONS AS SET FORTH IN THE BROKERAGE AGREEMENT ARE FULLY AND UNCONDITIONALLY SATISFIED. ALTHOUGH ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL, OR FINANCING IS FROM SOURCES DEEMED RELIABLE, SUCH INFORMATION HAS NOT BEEN VERIFIED AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE AND TO ANY SPECIAL CONDITIONS IMPOSED BY OUR PRINCIPAL.



5

PROPOSED REMODEL

NW VIEW



DOWNLOAD PROPERTY IMAGES

W VIEW



NW VIEW



SW VIEW



2600-2610
N MIAMI AVE



Tony Arellano
Executive VP
tarellano@metro1.com
305.571.9991

2600-2610 N Miami Ave

metro1.com

305.571.9991

info@metro1.com

PROCURING BROKER SHALL ONLY BE ENTITLED TO A COMMISSION, CALCULATED IN ACCORDANCE WITH THE RATES APPROVED BY OUR PRINCIPAL ONLY IF SUCH PROCURING BROKER EXECUTES A BROKERAGE AGREEMENT ACCEPTABLE TO US AND OUR PRINCIPAL AND THE CONDITIONS AS SET FORTH IN THE BROKERAGE AGREEMENT ARE FULLY AND UNCONDITIONALLY SATISFIED. ALTHOUGH ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL, OR FINANCING IS FROM SOURCES DEEMED RELIABLE, SUCH INFORMATION HAS NOT BEEN VERIFIED AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE AND TO ANY SPECIAL CONDITIONS IMPOSED BY OUR PRINCIPAL.

COMPARABLE SALES



- 1 3300 N Miami Ave**
\$12,800,000 - 4Q15
\$736.48 PSF Bldg - 17,380 SF
\$496.28 PSF Land - 25,792 SF
0.67 FAR
- 2 2994 N Miami Ave**
\$6,500,000 - 1Q16
\$866.67 PSF Bldg - 7,500 SF
\$565.22 PSF Land - 11,500 SF
0.65 FAR
- 3 2801 N Miami Ave**
\$9,000,000 - 3Q16
\$1,019 PSF Bldg - 8,835 SF
\$1,714.29 PSF Land - 5,250 SF
1.68 FAR
- 4 2830 -2834 N Miami Ave**
\$7,400,000 - 2Q15
\$1,330 PSF Bldg - 5,566 SF
\$650 PSF Land - 11,383 SF
0.49 FAR
- 5 2601-2699 N Miami Ave**
\$13,000,000 - 2Q16
\$724 PSF Bldg - 17,954 SF
\$385 PSF Land - 37,801 SF
0.48 FAR
- 6 2301 N Miami Ave**
\$8,470,000 - 3Q16
\$634.31 PSF Bldg - 13,353 SF
\$614.48 PSF Land - 13,784 SF
0.97 FAR
- 7 2105 N Miami Ave**
\$11,000,000 - 4Q15
\$612.37 PSF Bldg - 17,963 SF
\$306.41 PSF Land - 35,900 SF
0.50 FAR

2600-2610
N MIAMI AVE

M
COMMERCIAL
Tony Arellano
Executive VP
tarellano@metro1.com
305.571.9991

2600-2610 N Miami Ave | metro1.com | 305.571.9991 | info@metro1.com

PROCURING BROKER SHALL ONLY BE ENTITLED TO A COMMISSION, CALCULATED IN ACCORDANCE WITH THE RATES APPROVED BY OUR PRINCIPAL ONLY IF SUCH PROCURING BROKER EXECUTES A BROKERAGE AGREEMENT ACCEPTABLE TO US AND OUR PRINCIPAL AND THE CONDITIONS AS SET FORTH IN THE BROKERAGE AGREEMENT ARE FULLY AND UNCONDITIONALLY SATISFIED. ALTHOUGH ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL, OR FINANCING IS FROM SOURCES DEEMED RELIABLE, SUCH INFORMATION HAS NOT BEEN VERIFIED AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE AND TO ANY SPECIAL CONDITIONS IMPOSED BY OUR PRINCIPAL.

WYNWOOD MARKET OVERVIEW

TOTAL TRANSACTIONS

2012	40
2013	44
2014	62
2015	75
2016	38

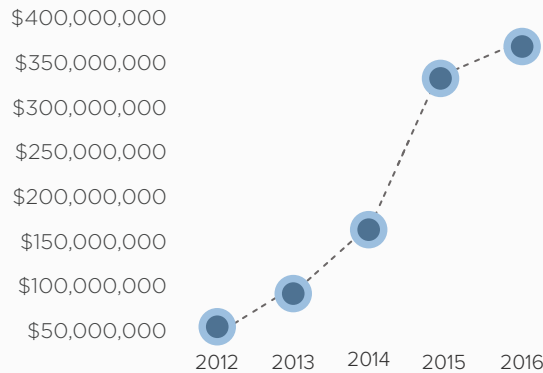
LAND TRANSACTIONS

2012	9
2013	8
2014	10
2015	14
2016	7

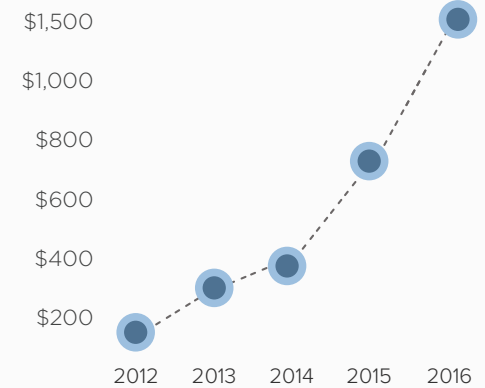
TOTAL SF SOLD

2012	421,779 SF Bldg 653,660 SF Land
2013	383,467 SF Bldg 921,180 Land
2014	605,955 SF Bldg 1,284,064 SF Land
2015	776,677 SF Bldg 1,527,410 SF Land
2016	292,356 SF Bldg 629,142 SF Land

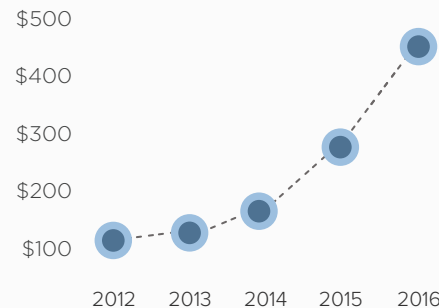
TOTAL SALES TRANSACTIONS VOLUME



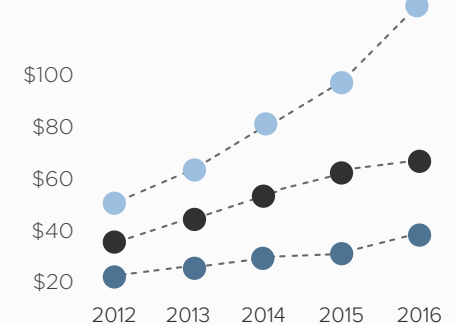
BUILDING SALES PRICE PSF



LAND SALES PRICE PSF



MIN | MAX | MEDIAN | LEASE PSF



DOWNLOAD OUR
WYNWOOD
MARKET REPORT

DOWNLOAD
**MIAMI 21
ZONING
WYNWOOD
NRD**

DOWNLOAD
**THE COOL
STREETS
REPORT**
WYNWOOD RANKED #6 COOLEST
STREET IN NORTH AMERICA

2600-2610
N MIAMI AVE

M
COMMERCIAL
Tony Arellano
Executive VP
tarellano@metro1.com
305.571.9991

2600-2610 N Miami Ave | metro1.com | 305.571.9991 | info@metro1.com

PROCURING BROKER SHALL ONLY BE ENTITLED TO A COMMISSION, CALCULATED IN ACCORDANCE WITH THE RATES APPROVED BY OUR PRINCIPAL ONLY IF SUCH PROCURING BROKER EXECUTES A BROKERAGE AGREEMENT ACCEPTABLE TO US AND OUR PRINCIPAL AND THE CONDITIONS AS SET FORTH IN THE BROKERAGE AGREEMENT ARE FULLY AND UNCONDITIONALLY SATISFIED. ALTHOUGH ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL, OR FINANCING IS FROM SOURCES DEEMED RELIABLE, SUCH INFORMATION HAS NOT BEEN VERIFIED AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE AND TO ANY SPECIAL CONDITIONS IMPOSED BY OUR PRINCIPAL.

RETAIL TRADE AREA & DEVELOPMENT

Wynwood was upzoned from 36 units/acre to 150 units/acre in 2015



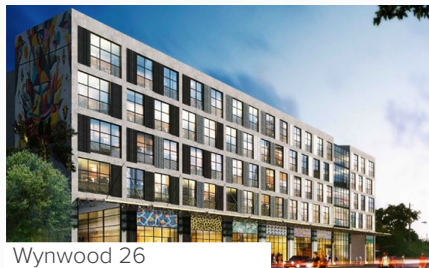
1,082
New Apartments



255K
SF of Retail
In Residential
Developments



2,457
Parking Spaces



Wynwood 26



222 Wynwood



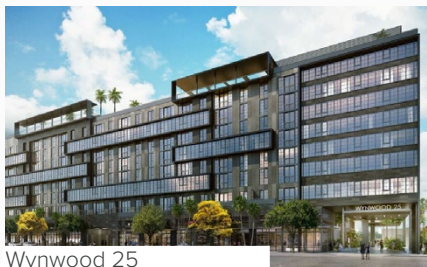
Thor Wynwood



2337 NW 5 Ave



Wynwood Square



Wynwood 25



8.9M^{SF}
Potential Retail Space

81,517^{SF}
Lease Ready



21,987^{SF}
In Construction



126,532^{SF}
Planned



717,499^{SF}
Leased in the past 5 Years

WYNWOOD BY THE NUMBERS

📍 88 Walk Score

📍 Weekday Population: 10K/day

📍 Weekend Population: 30K/day

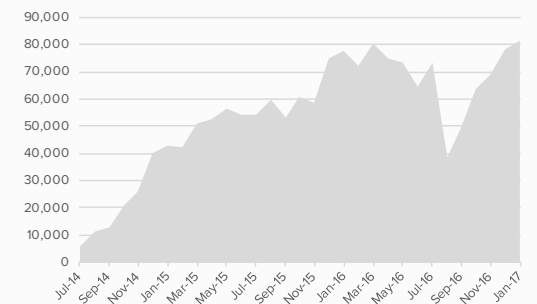
📍 1.5M People per Quarter



250,000 Parking Transactions
in Q1 2017

Most **citi**bike users in Miami.
15,000 Citibike Transactions in
2015-2016

PARKING TRANSACTION CHANGE



Source: DECO Bikes, Pay By Phone

2600-2610
N MIAMI AVE



Tony Arellano
Executive VP
tarellano@metro1.com
305.571.9991

2600-2610 N Miami Ave

metro1.com

305.571.9991

info@metro1.com

PROCURING BROKER SHALL ONLY BE ENTITLED TO A COMMISSION, CALCULATED IN ACCORDANCE WITH THE RATES APPROVED BY OUR PRINCIPAL ONLY IF SUCH PROCURING BROKER EXECUTES A BROKERAGE AGREEMENT ACCEPTABLE TO US AND OUR PRINCIPAL AND THE CONDITIONS AS SET FORTH IN THE BROKERAGE AGREEMENT ARE FULLY AND UNCONDITIONALLY SATISFIED. ALTHOUGH ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL, OR FINANCING IS FROM SOURCES DEEMED RELIABLE, SUCH INFORMATION HAS NOT BEEN VERIFIED AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE AND TO ANY SPECIAL CONDITIONS IMPOSED BY OUR PRINCIPAL.

POPULATION DEMOGRAPHICS & PSYCHOGRAPHICS

Urban Achievers Yuppies



Concentrated in the nation's port cities, Urban Achievers are attracted to up and coming neighborhoods where wages are higher and jobs align with their values

Bohemian Mix Artsy



A collection of mobile urbanities, they represent the nation's most liberal lifestyles. Its residents are an ethnically diverse, progressive mix, of young singles, couples, and families ranging from students to professionals

Mutli-Culti Mosaic



An immigrant gateway community, they are the urban home for a mixed populace of younger Hispanic, Asian, and African-American singles and families.

Hipster



They value independence and trends. A Hipster is always looking for the next new thing, while being nostalgic about the old.

Tourists



Tourists can be from a Millennial to Empty Nesters and Baby Boomers looking for entertainment when travelling.

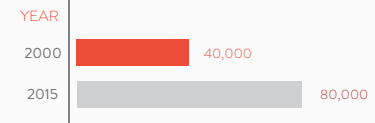
Modern Nomads



Modern Nomads value travel and independence over stability. They usually make a living from business related to their travels.

POPULATION

Greater Downtown's resident population has doubled from 40,000 to over 80,000 since 2000 with young professionals fueling that growth.



- 📍 **AGE** 18 - 36
- 📍 **INTERESTS** Art, Music, Dining, Technology, Entertainment, Fitness.
- 📍 **VALUES** Independence, Innovation, Sustainability, Forward-thinking
- 📍 **LIFESTYLE** Urban, Foodies, Shoppers
- 📍 **ATTITUDES** Trendsetters, Independent, Entrepreneurial

Wynwood attracts these demographics from all over the Miami Metropolitan Area, which includes Miami-Dade, Broward, and Palm Beach counties, spanning over a 60 Mile Radius and just over 6 Million habitants.

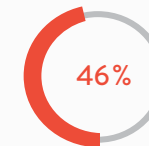
Being the only neighborhood of its kind in South Florida, and one of the few in the world, Wynwood is a destination not only for South Florida locals but also for people around the world.

Wynwood has been listed as one of the top coolest, hip, neighborhoods by publications and studies from Forbes, Vogue Magazine, and Cushman & Wakefield research to name a few.



X 2

In the past 15 years



of people ages 25 to 44 make up our urban core population

Source: Miami DDA



2600-2610
N MIAMI AVE

M Tony Arellano
Executive VP
tarellano@metro1.com
305.571.9991

2600-2610 N Miami Ave | metro1.com | 305.571.9991 | info@metro1.com

PROCURING BROKER SHALL ONLY BE ENTITLED TO A COMMISSION, CALCULATED IN ACCORDANCE WITH THE RATES APPROVED BY OUR PRINCIPAL ONLY IF SUCH PROCURING BROKER EXECUTES A BROKERAGE AGREEMENT ACCEPTABLE TO US AND OUR PRINCIPAL AND THE CONDITIONS AS SET FORTH IN THE BROKERAGE AGREEMENT ARE FULLY AND UNCONDITIONALLY SATISFIED. ALTHOUGH ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL, OR FINANCING IS FROM SOURCES DEEMED RELIABLE, SUCH INFORMATION HAS NOT BEEN VERIFIED AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE AND TO ANY SPECIAL CONDITIONS IMPOSED BY OUR PRINCIPAL.

WYNWOOD'S FASHION



SCOTCH & SODA



WYNWOOD SHOP



WARBY PARKER



MARINE LAYER



ILLESTEVA



BASICO



NOMAD TRIBE



THE REFORMATION



MIMO MARKET



MALAQUITA



DEL TORO SHOES



INIVA



BOHO HUNTER



MARY SAINT PIERRE



D KONCEPT



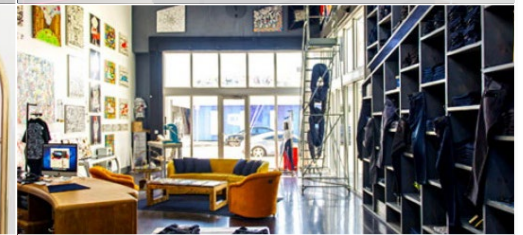
WYNWOOD SHADES



LULU LABORATORY



PLEASE DON'T TELL



1 OF K

2600-2610
N MIAMI AVE



Tony Arellano
Executive VP
tarellano@metro1.com
305.571.9991

2600-2610 N Miami Ave

metro1.com

305.571.9991

info@metro1.com

PROCURING BROKER SHALL ONLY BE ENTITLED TO A COMMISSION, CALCULATED IN ACCORDANCE WITH THE RATES APPROVED BY OUR PRINCIPAL ONLY IF SUCH PROCURING BROKER EXECUTES A BROKERAGE AGREEMENT ACCEPTABLE TO US AND OUR PRINCIPAL AND THE CONDITIONS AS SET FORTH IN THE BROKERAGE AGREEMENT ARE FULLY AND UNCONDITIONALLY SATISFIED. ALTHOUGH ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL, OR FINANCING IS FROM SOURCES DEEMED RELIABLE, SUCH INFORMATION HAS NOT BEEN VERIFIED AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE AND TO ANY SPECIAL CONDITIONS IMPOSED BY OUR PRINCIPAL.

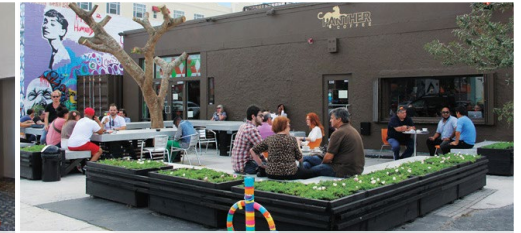
WYNWOOD'S F&B



ALTER



COYO TACO



PANTHER COFFEE



DR SMOOD



WYNWOOD DINER



WYNWOOD KITCHEN & BAR



JOEY'S



KYU



KUSH



MIAM CAFE



FRESHII



CONCRETE BEACH BREWERY



GRAMPS



WOOD TAVERN



WOOD TAVERN



WYNWOOD BREWERY



SUVICHE



WYNWOOD YARD



BUTCHER SHOP

2600-2610
N MIAMI AVE



Tony Arellano
Executive VP
tarellano@metro1.com
305.571.9991

2600-2610 N Miami Ave

metro1.com

305.571.9991

info@metro1.com

PROCURING BROKER SHALL ONLY BE ENTITLED TO A COMMISSION, CALCULATED IN ACCORDANCE WITH THE RATES APPROVED BY OUR PRINCIPAL ONLY IF SUCH PROCURING BROKER EXECUTES A BROKERAGE AGREEMENT ACCEPTABLE TO US AND OUR PRINCIPAL AND THE CONDITIONS AS SET FORTH IN THE BROKERAGE AGREEMENT ARE FULLY AND UNCONDITIONALLY SATISFIED. ALTHOUGH ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL, OR FINANCING IS FROM SOURCES DEEMED RELIABLE, SUCH INFORMATION HAS NOT BEEN VERIFIED AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE AND TO ANY SPECIAL CONDITIONS IMPOSED BY OUR PRINCIPAL.

THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your own limited use to determine whether you wish to express any further interest in the property. This confidential memorandum contains brief, selected information pertaining to the business and affairs of the property and has been prepared by Metro 1 Commercial LLC. ("Metro 1"), primarily from information supplied by the Owner. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective investor may require or desire.

Neither the Owner, nor any of its officers, directors, employees or agents, nor Metro 1 Commercial, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto.

Prospective investors are advised to verify the information independently. The Owner reserves the right to change the price or any information in this Memorandum, or to withdraw the property from the market at anytime, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the property or of the Owner, nor shall it constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this memorandum. By your receipt of this confidential memorandum, you agree that the information contained herein is of a confidential nature and you will not disclose this memorandum or any part of the contents to any other person, firm or entity without prior authorization from Metro 1 Commercial.

Metro 1 Commercial, LLC.
120 NE 27 ST, BAY 200 Miami, FL
305.571.9991 metro1.com

2600-2610
N MIAMI AVE

M
COMMERCIAL
Tony Arellano
Executive VP
tarellano@metro1.com
305.571.9991

2600-2610 N Miami Ave | metro1.com | 305.571.9991 | info@metro1.com

PROCURING BROKER SHALL ONLY BE ENTITLED TO A COMMISSION, CALCULATED IN ACCORDANCE WITH THE RATES APPROVED BY OUR PRINCIPAL ONLY IF SUCH PROCURING BROKER EXECUTES A BROKERAGE AGREEMENT ACCEPTABLE TO US AND OUR PRINCIPAL AND THE CONDITIONS AS SET FORTH IN THE BROKERAGE AGREEMENT ARE FULLY AND UNCONDITIONALLY SATISFIED. ALTHOUGH ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL, OR FINANCING IS FROM SOURCES DEEMED RELIABLE, SUCH INFORMATION HAS NOT BEEN VERIFIED AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE AND TO ANY SPECIAL CONDITIONS IMPOSED BY OUR PRINCIPAL.

For Sale

2600-2610

N MIAMI AVE

Wynwood

Presented by



COMMERCIAL

Studios, 1&2 Bedrooms, Lofts

OUTFRONT