

3300 & 3326 NW SOUTH RIVER DRIVE · MIAMI, FLORIDA

Miami River Strategic Acquisition

Two contiguous, income-producing properties on Miami's working waterfront — combining a permit-backed industrial asset with a high-exposure income corner. Offered together for the first time as a single ±42,000 SF assemblage.

TOTAL SIZE
±42,000 SF

PROPERTIES
Two

ASKING PRICE
\$15,000,000

TENANTS
5

Two Properties. One River. One Opportunity.

This offering combines 3326 NW South River Drive, a permit-backed industrial asset with a documented collision and paint-booth operating history, with 3300 NW South River Drive, a high-exposure income corner directly on the Miami River corridor. Together, the two parcels total ±42,000 SF of Miami River frontage, offered as a single strategic acquisition at \$15,000,000.

TOTAL SITE AREA ±42,000 SF	ASKING PRICE \$15,000,000	ZONING BU-1A — Urban Center
FINANCIALS Rent roll available upon request (NDA)	TENANT COUNT 5 across both properties	LOCATION NW South River Drive, Miami River corridor



Combined aerial of the Miami River Strategic Acquisition — 3326 NW South River Drive (right parcel) and its adjoining lot (left parcel), both outlined in blue, fronting NW South River Drive.

Value Beyond the Cap Rate

This assemblage should not be evaluated solely on its in-place capitalization rate. Its primary value is derived from its strategic Miami River location, commercial/industrial zoning, combined land value, and long-term redevelopment potential.

- 3326: documented collision, body-shop, and paint-booth permit history, ready to transfer
- Restaurant tenant on month-to-month terms, preserving redevelopment flexibility
- Combined ±42,000 SF of contiguous Miami River frontage
- 3300: restaurant and logistics income on a high-exposure river corner
- Long-term SBA Communications cell-tower lease at 3326 anchors base income
- Adaptive reuse pathway for collision, marine, luxury auto, fabrication, and logistics uses

PORTFOLIO SNAPSHOT

\$15,000,000

3326 NW SOUTH RIVER DR

Permit-backed industrial · 32,000 SF lot · leased to PY Rentals, HGC Auto & SBA Communications.

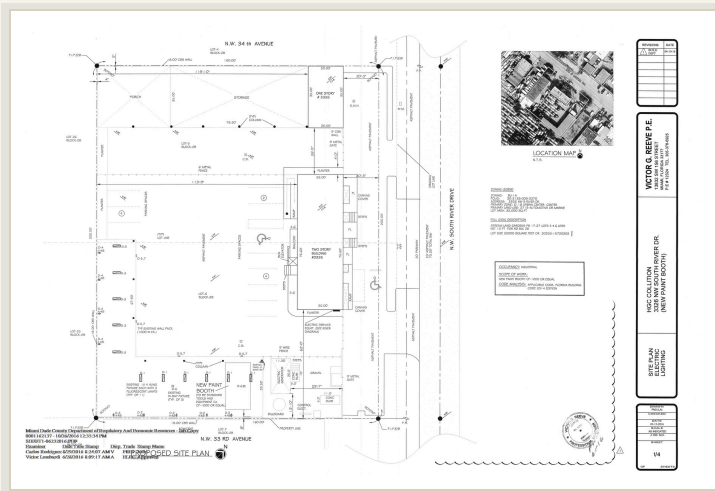
3300 NW SOUTH RIVER DR

High-exposure river corner · leased to a restaurant tenant and Share Rent & Logistic.

BUYER FIT

Owner-users, automotive/marine groups, logistics users, and redevelopment-oriented investors.

County Microfilm Layout



What This Sheet Shows

- Full property boundary & dimensions
- Building footprints & setbacks
- Parking & circulation layout
- P.E.-stamped & county-approved

Miami-Dade County Department of Regulatory and Economic Resources — approved site plan for 3326 NW South River Dr, stamped by Victor G. Reeve, P.E. Full-size sheets available upon request.

3300 & 3326 NW SOUTH RIVER DRIVE

One river. Two assets. A single strategic acquisition.

For financials, permit files, surveys, and NDA access, contact the exclusive listing team below.

3300---3326-nw-s-river-dr.luxurybymonica.com

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