



scott robins companies

COMMERCIAL LEASE & SALE * in MIAMI BEACH (121720)

FOR SALE: CORNER MIXED-USE SITES

930-960 ALTON ROAD 1000 17TH STREET	Development Opportunity Lincoln Road District	CD-2 Commercial/Residential CD-3 High Intensity Commercial	BUILDABLE 62,700SF • EXISTING 31,350SF 18,000SF • Occupancy 74.5% w/only Prime Corner remaining	\$19,000,000 (\$606/sf) \$25,000,000 (\$1388/sf)
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FOR LEASE: Retail, Office, 2nd Gen Restaurant Spaces ALL RENT + Sales Tax + Electric + 2 Months Security Modified Gross Rent INCLUDES Pass-Throughs & OE for Base Year

431 WASHINGTON AV	2ND GEN RESTAURANT SPACE WITH FRONT PORCH	4,000sf TOTAL	\$17,000/month Mod Gross
	<ul style="list-style-type: none"> • Seats 150 +/- • Covered Front Porch 840 SF (40'w x 21'd) • Dining Room 1,090 SF • Kitchen 1,200 SF • Storage, ADA Baths etc 870 SF • PLUS SIDEWALK SEATING 		
1000 17TH STREET	PRIME CORNER GROUND FLOOR RETAIL	2,350sf - 4,700sf	\$50-80/sf + \$17/sf NNN

COMMISSION
 LEASE: 3% (Base Rent, Base Term up to 5 years)
 SALE: Please inquire within

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*Measurements/Dates/Seats/NNN/Zoning approximate & subject to change

*Offer subject to error, omission, sale, lease, withdrawal, price change