



Mazel Tov! Kosher restaurateur buys South Beach commercial property

The 7,604-square-foot building with 15 hotel rooms and ground-floor retail space sold for \$658 psf

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Thor Equities sold a South Beach commercial property to a Kosher restaurateur for \$5 million.

Kerma Capital bought the 7,604-square-foot building with 15 hotel rooms and ground-floor retail space at 852 Collins Avenue, records show. 852 Collins Acquisitions, which is tied to the New York-based real estate firm Thor Equities, is the seller. The price equates to \$658 per square foot.

Kerma Capital is managed by Jeff Perlow, an attorney in Aventura, and Shlomi Ezra, who runs the Soho Asian Bar and Grill, a Kosher restaurant in Aventura.

The building was built in 1936 and was gut renovated in 2015, according to Drew Kristol of Marcus & Millichap. **Kristol and Kirk Olson**, also of Marcus & Millichap, represented the buyer and seller.

The lot totals 7,000 square feet and has 35 feet of frontage on Collins Avenue. The 3,200-square-foot retail space was most recently leased to the women's clothing store Planet Blue and is now vacant.

The Collins Avenue area is home to other retailers, including H&M, Victoria's Secret, Sephora and Aldo.

- Keith Larson