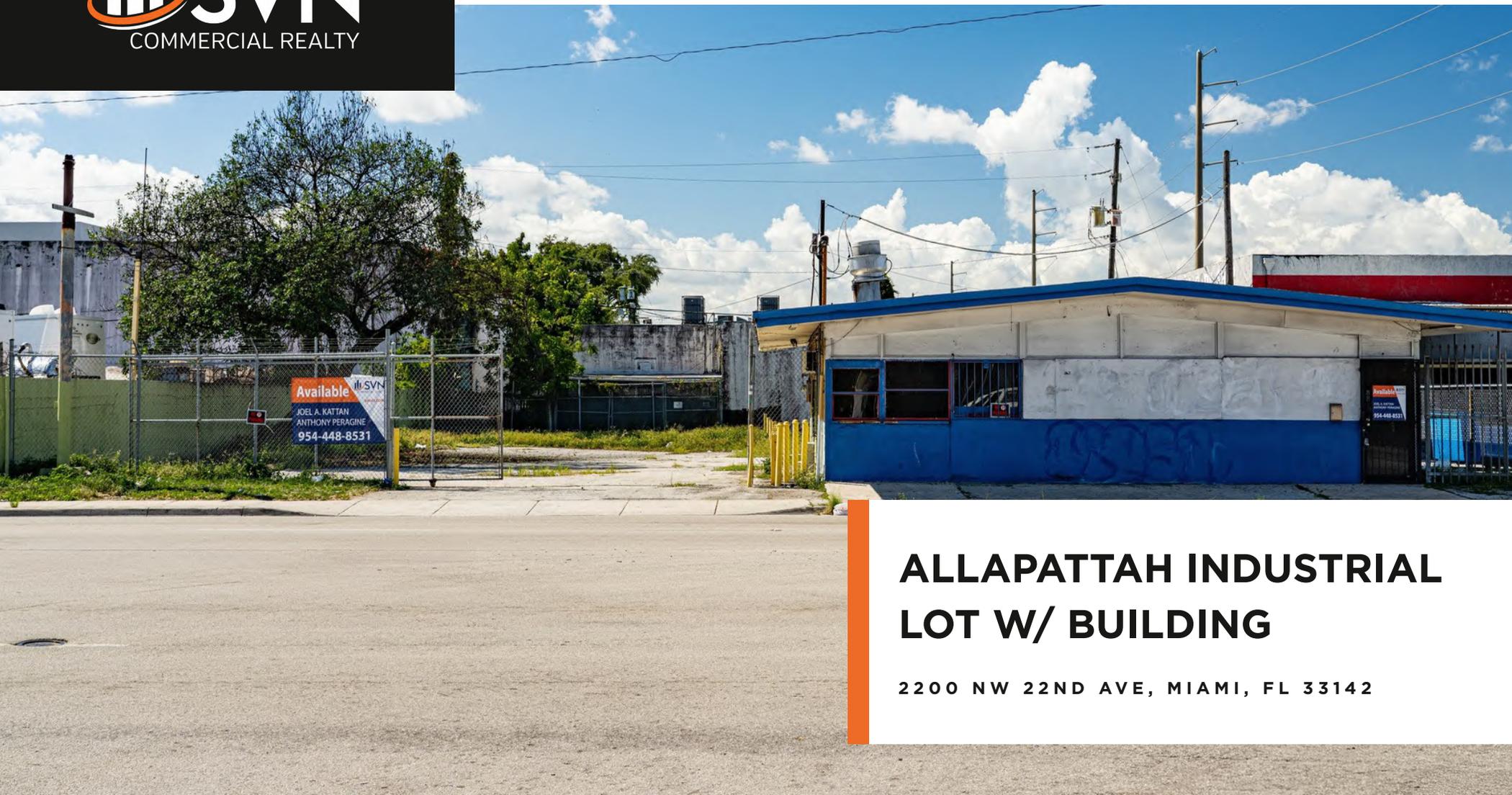


# FOR SALE



## ALLAPATTAH INDUSTRIAL LOT W/ BUILDING

2200 NW 22ND AVE, MIAMI, FL 33142



# FOR SALE

**Industrial Lot w/ Freestanding Building**

2200 NW 22nd Ave, Miami, FL 33142



## OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$1,399,000</b>
<b>BUILDING SIZE:</b>	1,282 SF
<b>LOT SIZE:</b>	13,128 SF
<b>ZONING:</b>	D1 - City of Miami
<b>FOLIO:</b>	01-3127-046-0010

## PROPERTY HIGHLIGHTS

- +/- 13,128 SF (0.30 AC) Industrial Lot
- +/- 1,282 SF Freestanding Building
- Fully Fenced & Secured Lot
- Direct Frontage on Busy NW 22nd Ave
- Zoned D1 - City of Miami
- Located in Miami's Fast Growing Allapattah Submarket



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### ZONING DESCRIPTION

City of Miami D1 Zoning typically allows industrial, commercial, and office activities that serve the needs of other businesses, may require extensive loading facilities, and benefit from proximity to industrial areas. Zone also allows: wholesaling, warehousing, light assemblage and distribution and minor repairs and fabrication of materials and equipment. Residential is limited.

BASIC ZONING	D1
EXISTING LAND USE	Commercial
MUNICIPAL FUTUER LAND USE	Light Industrial
ADDITIONAL REGULATION	Live Local (SB 102)

### INDUSTRIAL USES ALLOWED:

- Auto Related Industrial Establishment
- Allowable Auto Uses Include: Car Wash, Car Rental Facility, Gas Station
- Manufacturing and Processing
- Marine Related Industrial Establishment
- Products and Services
- Storage/Distribution Facility



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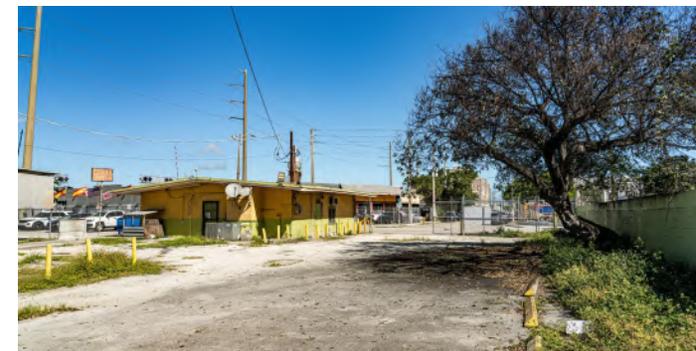
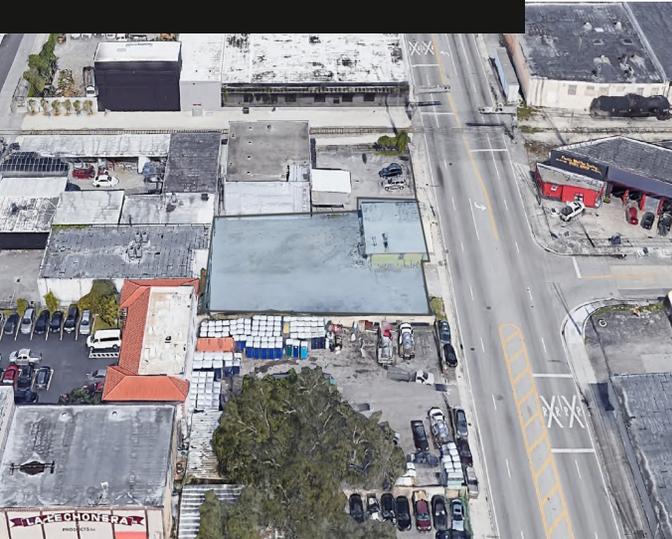




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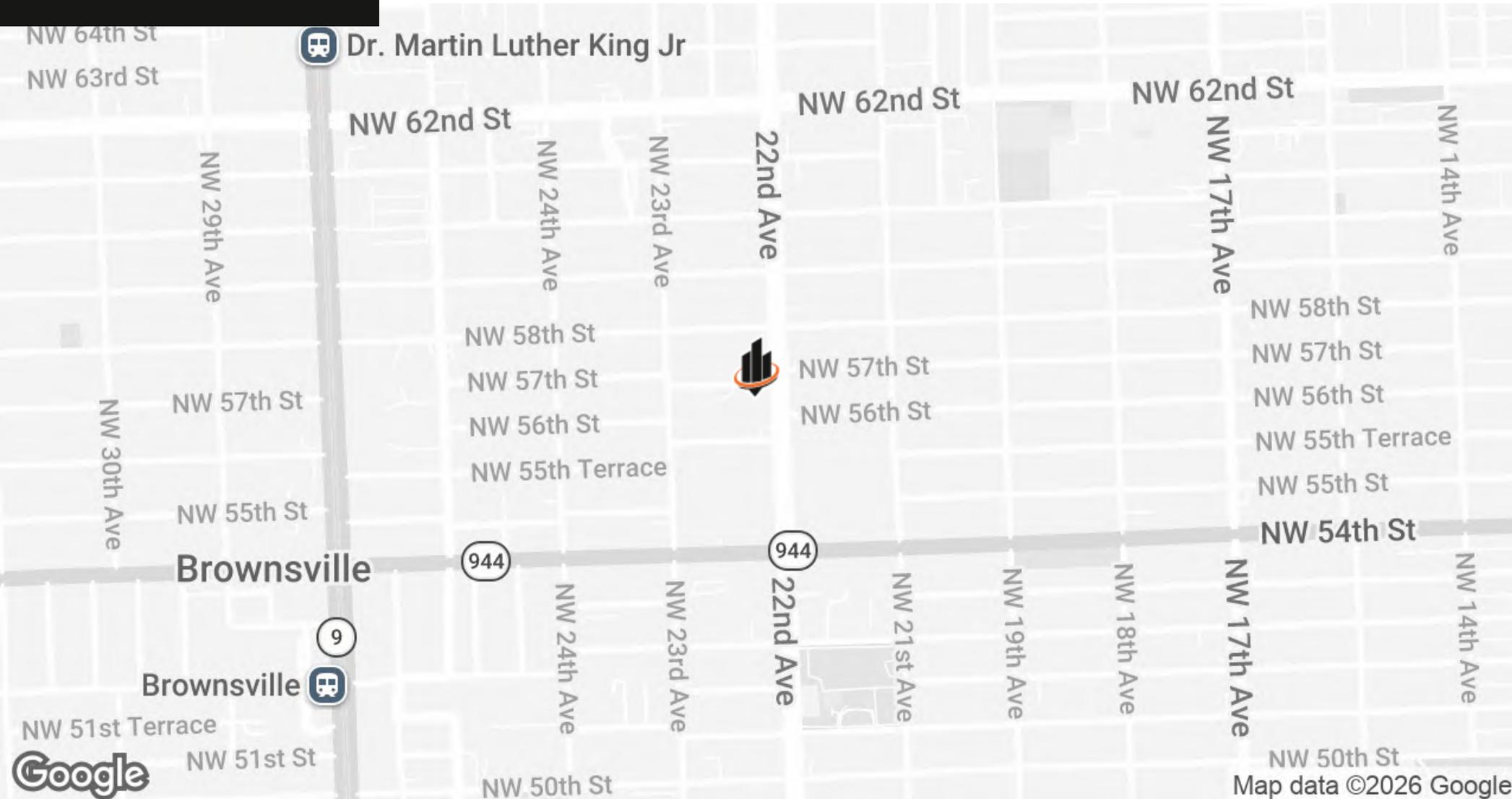




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