



REDLANDS OPPORTUNITY FOR SALE

18345 SW 256 Street, Homestead, FL 33031





Redlands Zoning

An Industrial Zoning Residential Hospitality Offering

Welcome to our unique industrial residential hospitality real estate offering, where innovation meets comfort and convenience. This exceptional property presents an exciting fusion of industrial zoning, a single family residence, and the opportunity to operate a party venue.

This single family home transformed into a wedding and party venue offers a unique and intimate setting for special occasions with an additional added bonus of industrial zoning. Picture a charming house nestled in a picturesque location, surrounded by well-manicured lawns and gardens. Build your business on one side and enjoy the home on the other side.

As you approach the property, a grand entrance with a decorative gate and a winding driveway welcomes you. The single family home stands proudly, exuding an air of elegance and warmth. The exterior features a combination of traditional and modern architectural elements, with a tasteful blend of brick, stone, and siding, adorned with charming windows and a lovely front porch.

Nestled within the property's beautifully maintained grounds, the landscaping is a testament to both natural beauty and meticulous design. Tall, mature trees provide shade and privacy, while vibrant flower beds add pops of color throughout the landscape. Manicured hedges and shrubs line the pathways, creating a sense of order and elegance. A focal point of the outdoor space is the stunning pool, designed to be a centerpiece for relaxation and entertainment.

The industrial component of this offering provides a dynamic environment that caters to a diverse range of businesses, making it an ideal choice for entrepreneurs, startups, and creative professionals seeking an inspiring workspace.

Listed by:

Floridian First Realty
Michelle Gonzalez, Broker | MSIRE
305.582.4352
Deidre 'Didi' Nardo
305.726.7717

Offered @ \$1,950,000





Property Summary

Venue Offering

The Redlands serves as a picturesque backdrop for weddings and other special events with its' natural beauty of the area, wide open spaces and scenic vistas, it offers couples a serene and rustic setting to celebrate their love. The peaceful ambiance, coupled with the charm of the surrounding farmlands, can create a unique and memorable wedding experience.

Redlands Homestead, located in Miami-Dade County, Florida, is known for its rich history and agricultural heritage, charming rural landscapes and serene tranquility.

An amazing opportunity to use as a single family residence, a wedding/party venue, or for it's rich fertile agriculture soil.

- 5 bedroom/5 bathroom
- 4,246 sf home
- 98,446 sf lot size = 2.26 acres

Listed at \$1,950,000



Property Summary

Industrial Offering

Our prime location ensures convenience and accessibility. Situated in the heart of the Redlands thriving neighborhood, our property allows you to enjoy the best of both worlds – the excitement of a live and work enclave.

This industrial residential hospitality real estate offering brings together the best of industrial, residential, and hospitality sectors to provide a truly unique and immersive experience. Whether you're an entrepreneur seeking an inspiring workspace, a resident looking for a comfortable home, or a business service expert, our property is the perfect blend to meet your diverse needs.

MiamiDade.gov Land Use Information:

LAND INFORMATION ⓘ		
Land Use	Muni Zone	PA Zone
GENERAL	IU-1	7100 - INDUSTRIAL - LIGHT MFG
GENERAL	IU-1	7100 - INDUSTRIAL - LIGHT MFG
CONTAINER NURSERY	IU-1	7100 - INDUSTRIAL - LIGHT MFG
FRUITS/GROVES	IU-1	7100 - INDUSTRIAL - LIGHT MFG
FISH	IU-1	7100 - INDUSTRIAL - LIGHT MFG





Michelle Gonzalez

Broker | MSIRE

BRIEF BACKGROUND

Michelle Gonzalez is the licensed Real Estate Broker of Floridian First Realty, a boutique real estate firm in Coral Gables and an industry leader with over two decades of experience.

Her strong and extensive educational background is reflective of her real estate success. Michelle obtained her BS in Finance and Masters of Science in International Real Estate (MSIRE) both from Florida International University (FIU).

Michelle assists her clients navigate the hassle of selling, purchasing, leasing and investing in real estate by leveraging her educational and deep rooted market experience to provide impactful investment opportunities. Her commitment rests in providing exceptional service, ethics, and value for her clients.

As a real estate broker for Fannie Mae, Michelle has assessed the value of over 500 assets. Moreover, her expertise has been recognized by The City of Miami, which has previously appointed her to review appraisal reports for important government acquisitions. Currently, Michelle sits on the FIU Hollo School of Real Estate Advisory Council and Board of Governors for Miami Commercial MLS.

MEANINGFUL COMMITMENTS

Michelle volunteers in many non-profit organizations positively impacting the lives of others in her community. Through her involvement in FIU and The Ari Arteaga Foundation, over 150 children receive toys, books, and food through annual drives. She successfully coordinated the first-ever FIU Zumbathon® awarding a scholarship to an FIU cancer survivor student. In 2016 she was honored with a Humanitarian Award from WSVN 7 for her post-hurricane Irma efforts.

Michelle continuously empowers her community by volunteering her time and efforts to help make South Florida a better place.

CALL ME, I'M HERE TO HELP YOU 305.582.4352!

At the heart of Floridian First Realty, our team of specialists offer guidance, transparency, and hands-on negotiation skills in niche pockets of commercial and residential real estate.

Our unparalleled service and ethics commitment is built on client-centric success through customer satisfaction, loyalty, and referrals.

On behalf of our Team, we appreciate the opportunity to add value to your real estate portfolio.



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