

505 NE 125th St.
North Miami FL 33161



3,747 SF BUILDING - 10,700 SF LOT

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VISIONARY
CAPITAL

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01 EXECUTIVE SUMMARY

VISIONARY CAPITAL, LLC IS PROUD TO EXCLUSIVELY PRESENT FOR SALE THIS WELL-POSITIONED, FREESTANDING BUILDING ON A CORNER LOT, IN THE HEART OF THE CENTRAL BUSINESS DISTRICT OF THE CITY OF NORTH MIAMI, LOCATED AT:

505 NE 125TH ST. NORTH MIAMI, FLORIDA 33161

ASKING PRICE: \$2,250,000



505 NE 125TH
ST. NORTH
MIAMI, FL
33161



3,747 SF
BUILDING



FREESTANDING
BUILDING
WITH 22
PARKING
SPACES



10,700 SF
LOT SIZE



MIXED USE,
C3 ZONING

02 PROPERTY OVERVIEW

THIS 3,747 SF FREESTANDING BUILDING SITS ON A 10,700 SF CORNER LOT IN DOWNTOWN NORTH MIAMI, WITH EXCELLENT VISIBILITY AND 22 PARKING SPACES.

ZONED "C3" - THE CITY OF NORTH MIAMI'S COMMERCIAL BUSINESS DISTRICT PROVIDES GREATER FLEXIBILITY IN DEVELOPMENT STANDARDS TO ENCOURAGE MIXED USE DEVELOPMENT & ALLOWS FOR A WIDE VARIETY OF USES.

MEDICAL OFFICE'S ARE ALLOWED.







BEST POTENTIAL USES:

1. MEDICAL CLINIC
2. LAW OFFICE
3. CALL CENTER
4. DISPENSARY
5. URGENT CARE CENTER
6. DOCTOR/DENTIST OFFICE
7. DIAGNOSTIC LAB
8. ART GALLERY
9. DAY SPA
10. REDEVELOPMENT





Residences at Griffing Park

475 NE 125 Street

**0.26 MILES FROM
SUBJECT PROPERTY**



NoMi Square

13855 NW 17th Ave.

**APPROVED
PROJECTS
NEARBY**



The Gardens Residences

1155 NE 126th St.

04 NEARBY DEVELOPMENT

The Garden Residences

Proposal of a 3.7-acre residential multi-family apartment complex to consist of 369 units: 16 studios, 139 One Bedrooms, 186 two bedrooms, and 28 three bedrooms. The project is also to include a percentage of affordable housing options for the community through City of North Miami's Community Redevelopment Agency (CRA) Department.

1175 NE 125th St - Proposed

- Proposed for 17-story mixed-use project with 348 high-rise residential units and a 42,602 SF supermarket
- Unit mix: 9 studios, 121 1bd, 165 2bd and 53 3bd
- 636 total parking spaces; 464 for residential (1.33 per unit) and 172 for commercial
- 10 EV chargers with an additional 28 EV ready and 37 EV-capable

Residences at Griffing Park

Include a Lobby, Living and work units, a neighborhood Pedestrian Promenade on NE 125th Street, and 445 square feet of retail and services space located in the front of the building. Project also includes a 1 level Garage with [38] parking spaces, to serve the Mixed-Use Development.

Oleta

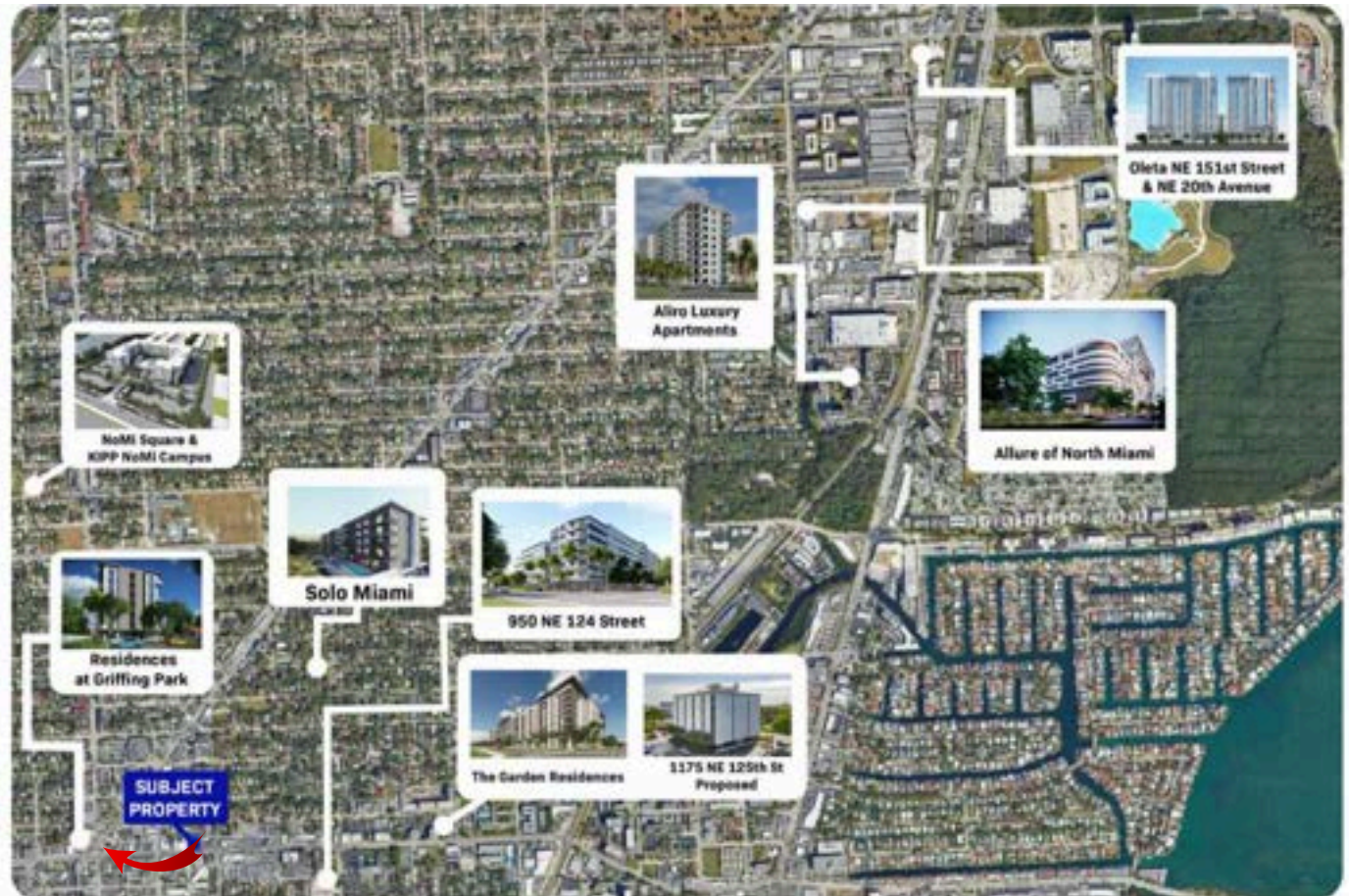
This 5.5-acre mixed-residential development will provide homes to 832 residences and a variety of attractive commercial spaces for the neighborhood. The phase development will contain four residential towers (two 20 & 8 story buildings) housing 832 units with nearly 20,000 square feet of commercial and restaurant space.

Solo Miami

6-story, 67-unit, luxury condominium multi-family residential project. The project is located at 840 NE 130th Street at the corner of NE 8th Avenue and NE 130th Street. The project features: 1 to 2 luxury condominium units, sustainable green building design, transit oriented development components, a swimming pool and landscaped open space.

NoMi Square & KIPP NoMi Campus

The proposed 7-story mixed-use development will provide 338 dwelling units, 4 live-work units, and a linear public park. Recently approved three-story, 119,700 square feet of gross floor area public charter school (K-12) for 1,456 students and 100 staff members with accessory recreational uses and a community garden; a three-story 24-unit residential apartment building totaling 11,100 square feet of gross floor area; retail/commercial/office space totaling 2,400 square feet of gross



floor area; and associated infrastructure improvements.

Allure of North Miami

2-acre residential multi-family apartment complex to consist of 360 units: 30 studios, 187 one Bedrooms, 132 two bedrooms, and 11 three bedrooms.

Aliro Luxury Apartments

1,389 Residential Units on the Aliro Property. Building includes attached 819 stall structured parking garage. Proposal also includes a 22,000 SF Amenity Center with an attached 260 stall

structured parking garage, 2-Story Fitness Center, 2 Swimming Pools, Tennis Court, Dog Park, Mini Market, Private Storages.

950 NE 124 Street North Miami, FL

The proposed project is a Mixed-Use development featuring 7-Story, 175 Unit, Senior Living residential apartment building with 70 bed Adult Living Facility (ALF).

Downtown North Miami

05 AREA OVERVIEW

North Miami is an increasingly attractive area for commercial real estate investment due to its strategic location, diverse population and ongoing urban development. Positioned between Miami and Fort Lauderdale, North Miami offers excellent access to major highways, ports and airports, making it ideal for logistics, offices, retail, and service-based businesses. The City of North Miami is experiencing steady population growth and revitalization efforts, including infrastructure improvements and mixed-use developments, which are boosting property values and demand in the area. North Miami's business-friendly environment and cultural vibrancy make it a compelling choice for long-term commercial investment.

The area:

- Museum of Contemporary Art - 0.33 Miles from Subject Property
- North Miami City Hall - 0.43 miles from Subject Property
- Walgreens - 0.14 Miles from Subject Property
- CVS Pharmacy - 0.45 Miles from Subject Property
- Residences at Griffing Park - 0.10 Miles from Subject Property
- Residences at NoMi - 1 Mile from Subject Property
- Whole Foods - 1.56 Miles from Subject Property

Strong Demographics and Traffic Counts

- Population Over 489,000 Within a Five-Mile Radius
- Located on 125th Street with a Daily Traffic Count of More Than 31,000 Vehicles, Near Dixie Highway with 22,000 Vehicles
- 1.5 Miles from Interstate 95, the Major Roadway in the State with More Than 267,000 Vehicles Daily

Community Profile



The City of North Miami (NoMi) is one of the top ten largest cities in Miami-Dade County, with a population of 60,000+ residents and over 2,000 businesses.



North Miami is conveniently located between Miami and Ft. Lauderdale and provides easy access to the beaches.



It is located less than 20 miles from two major airports: Miami International Airport and Fort Lauderdale Airport, along with the Port of Miami.



The City offers a wide array of tourist attractions, including the award-winning Museum of Contemporary Art (MOCA) and Oleta River State Park, which is the largest urban park in the state of Florida.



North Miami sits adjacent to Biscayne Bay and is home to the Florida International University's Biscayne Bay campus and Florida's largest indoor attraction, Dezerland Park Miami.

06 LOCATION + POSSIBLE USES

BEST POTENTIAL USES:

1. **MEDICAL CLINIC**
2. **LAW OFFICE**
3. **CALL CENTER**
4. **DISPENSARY**
5. **URGENT CARE CENTER**
6. **DOCTOR/DENTIST OFFICE**
7. **DIAGNOSTIC LAB**
8. **ART GALLERY**
9. **DAY SPA**
10. **REDEVELOPMENT**

ADDITIONAL PERMITTED USES - SUBJECT TO REVIEW:

ANIMAL GROOMING, PET SITTING
BAR/LOUNGE
BREW/PUB
CATERING SERVICE
CONVENIENCE STORE
COPY/PRINTING SERVICE
COSMETIC SURGERY/BEAUTY CLINIC
DAY SPA
DRUG STORE/PHARMACY
DRY CLEANING ESTABLISHMENT—INCL. DROP OFF CENTER
EQUIPMENT/TOOL RENTAL
FINANCIAL INSTITUTION
FOOD SPECIALTY STORE
GROCERY STORE
LAUNDROMAT, SELF-SERVICE
MAIL SERVICE/PACKAGE SHIPPING
PARKING GARAGE/LOT
REPAIR & SERVICE SHOP—GENERAL MERCHANDISE
RESTAURANTS—SPORTS, COFFEE, CAFETERIA, CAFÉ
RETAIL—GENERAL, SINGLE USE
RETAIL—HOME IMPROVEMENT
RETAIL—WHOLESALE, DEPARTMENT
STUDIOS—RECORDING, TV/RADIO

*THIS IS NOT AN
EXHAUSTIVE LIST

Notables Nearby

- 1 Museum of Contemporary Art (MOCA)
- 2 North Miami City Hall
- 3 Publix
- 4 CVS
- 5 Walgreens
- 6 Planet Fitness
- 7 Residences at Griffing Park
- 8 Whole Foods

505 NE 125th St.
North Miami, FL
33161

Sunnyside*

505

TOW-AWAY
ZONE
ALPINE
205-899-2889

Contact

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