



FOR SALE

**3500 NW 17TH AVENUE
MIAMI, FL 33142**

**ALLAPATTAH FREESTANDING
RETAIL BUILDING**

STL
COMMERCIAL

OVERVIEW

3500 NW 17 AVE is located on a hard corner just off 36th ST, One of Allapattah's main corridors, that connects Wynwood to Allapattah. The property has 173 feet of frontage on 17th Avenue, another main street, which sees an average of 19,500 cars a day. The subject property is located in one of Miami's fastest growing submarkets. Allapattah has high demand from end users, investors and developers looking to capture a piece of the rapid westward expansion of Miami.

The property has a 11,535 SF building with two different tenants, and sits on a 21,06 SF lot. The property is zoned T6-8-O - Allowing for mid-rise development with up to 72 Multi-Family Units. The property is an ideal buy and hold for someone looking to collect rent and cash in on the sure appreciation of the area before developing.

Please contact the listing agent for information on rents and expenses.

SITE SUMMARY

LOT SIZE: 21,060 SF

BUILDING SIZE: 11,535 SF

ZONING: T6-8-0

ALLOWED USES: Retail, Restaurant, Office, Multi-family, Hotel, etc.

ALLOWED DENSITY: 72 Multi-family Units

ALLOWED HEIGHT: 8 Stories (Before Bonuses)

ASKING PRICE: \$4,975,000

HIGHLIGHTS

- JUST OFF 36 ST ON 17TH AVENUE CORRIDOR
- LOCATED NEAR MAJOR NEIGHBORHOODS
- DEVELOPMENT POTENTIAL
- HARD CORNER
- AMPLE PARKING
- OPPORTUNITY ZONE



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JOSHUA JIMENEZ | COMMERCIAL ADVISOR | 305.753.4200

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

INTERIOR PHOTOS



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BUILDING PHOTOS

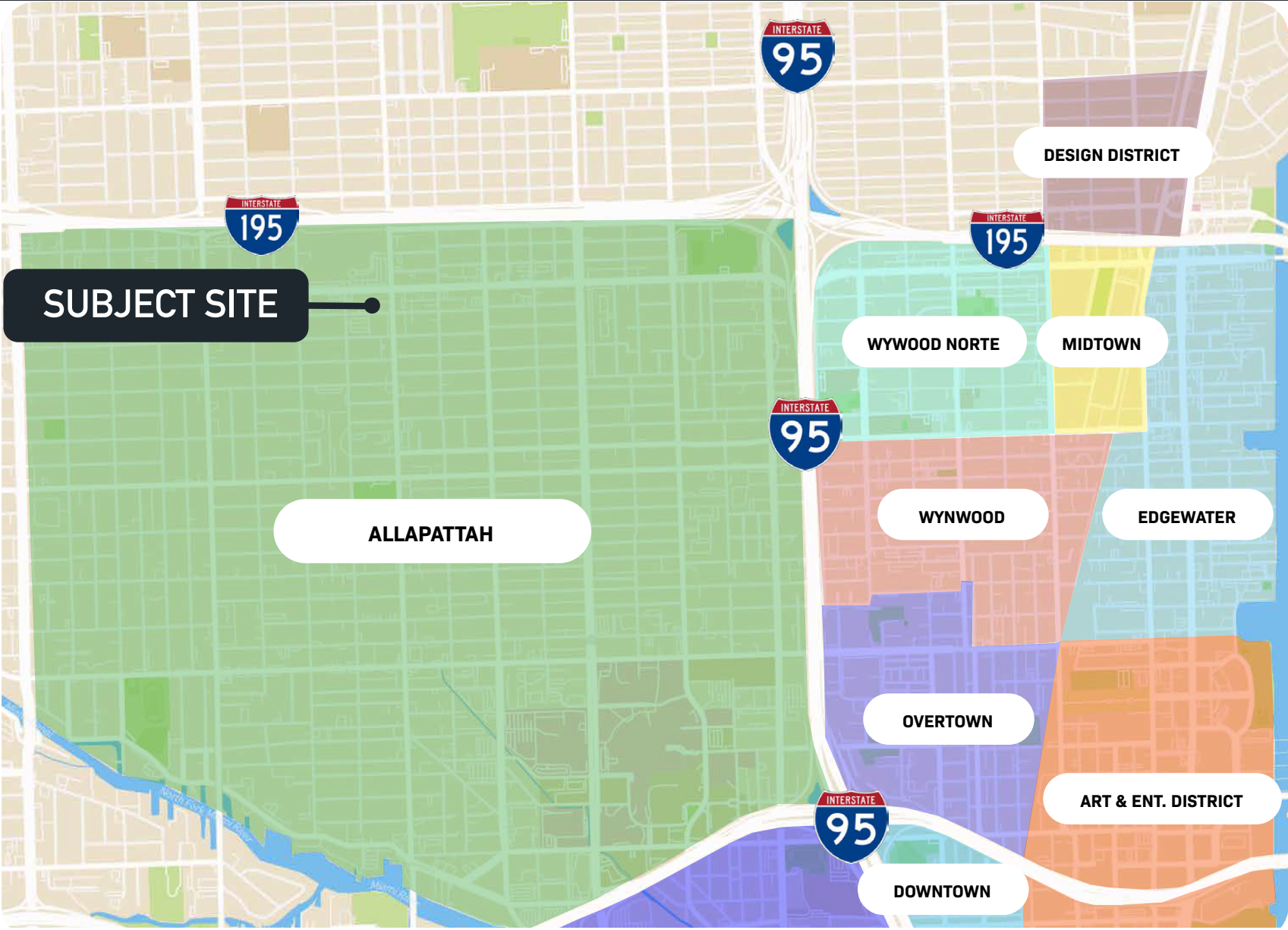


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AERIAL IMAGE



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EAST VIEW



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WEST VIEW



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NORTHEAST VIEW



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\$75M DULCE VIDA MIXED-USE DEVELOPMENT



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JOSH@STL-ADVISORS.COM
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