

# DEVELOPMENT / INVESTMENT OPPORTUNITY

## 3-Parcel Assemblage | Offered at \$1,300,000

Total: 18,450 SF (~0.42 Acres)

Located in the urban core of Miami, this offering presents a rare opportunity to acquire three parcels with a mix of residential and commercial zoning—ideal for redevelopment, income production, or a mixed-use concept.

## PROPERTY BREAKDOWN

### 2722 NW 17 St

Lot: 6,450 SF

Zoning: T3-O (5700) – Duplexes

Folio: 01-31-33-008-0360

### 2715 NW 16 Terr

Lot: 6,500 SF

Zoning: T3-O (5700) – Duplexes

Folio: 01-31-33-008-0460

### 1650 NW 27th Ave

Lot: 5,500 SF

Building: ~2,300 SF

Zoning: T6-8-O (6100) – Commercial

Folio: 01-31-33-008-0120

## INVESTMENT HIGHLIGHTS

- Combined Lot Size: 18,450 SF
- Mixed Zoning (Residential + Commercial)
- Strong Redevelopment Potential
- Ideal for Duplex or Mixed-Use Project

## CONTACT

Elizabeth “Lizzie” Fernandez

Privee Real Estate, Inc.

Phone: 305-815-3343

Email: [LizzieCampo@PriveeRE.com](mailto:LizzieCampo@PriveeRE.com)

All information is deemed reliable but not guaranteed and has been obtained from public records. Buyers are advised to independently verify all information, including zoning, use, and development potential. Zoning and use should be confirmed directly with the City of Miami.