

# MIDTOWN

301 NW 36th St, Miami, Florida 33127

FREESTANDING  
COMMERCIAL PROPERTY

**FOR SALE**



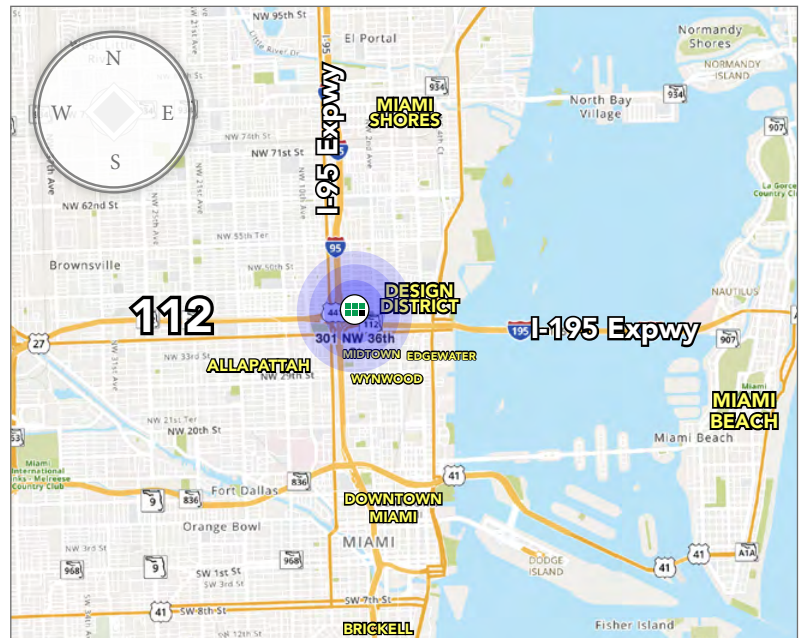
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Chariff Realty Group is proud to present 301 NW 36th Street Miami, FL 33127 a 21,785-square-foot building situated on over an acre of prime land within the coveted Wynwood Norte NRD-2 Overlay. Zoned T-6-8-O, this property offers the potential for approximately 162 units by right, making it an ideal site for mixed-use development or an owner-user looking to capitalize on Wynwood Norte's unparalleled growth and accessibility.

- 14ft and 20 ft clear ceiling height
- Building offers great infrastructure for a adaptative reuse of the premises
- Ideal for a mixed use future development site
- Exposure on both NW 36th St and I-95 with over 140,000 daily commuters
- Located within "Wynwood Norte" Overlay
- Parking reductions available for a future development
- Great for an Owner/User looking to have a central office with over 40 parking spaces

	Adjusted Area:	<b>21,785 SF +/-</b>
	Total Lot Size:	<b>47,185 SF +/-</b>
	Sales Price:	<b>\$14,900,000</b>
	Zoning:	<b>T6-8-O</b>



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## BUILDING INTENSITY

Dwelling Units per Acre	<b>150 du/acre</b>
Dwelling Units Allowed	<b>162 Units</b>
Maximum Commercial Area	<b>235,925 ft</b>
Maximum Office Area	<b>235,925 ft</b>
Maximum Commercial Establishment Area	<b>55,000 ft</b>
FLR	<b>5</b>
Maximum Built Area	<b>235,925 ft</b>
Maximum Building Footprint	<b>37,750</b>
Lot Coverage	<b>80%</b>
Minimum Open Space	<b>10%</b>

## HEIGHT LIMITATIONS




Total Building Height	<b>8 Levels</b>
Principal Building Max	<b>8 Levels</b>
Principal Building Minimum	<b>2 Levels</b>

## PERMITTED USES BY RIGHT

- **Retail**
- **Live-Work**
- **Office**
- **Hotel**
- **Recreation Center**
- **F&B**
- **Place of Assembly**
- **Learning Center**
- **Padel / Pickleball Courts**

Total Building Area 235,924 ft

Total Building Height	7 Levels
Maximum Building Footprint	37,750 ft
Minimum Linear Footprint	13,699 ft
Common Space Area	28,165 ft
Lot Coverage	80%
FLR	5

	<b>Residential</b> 129,404 ft
	<b>Commercial</b> 11,417 ft
	<b>Parking</b> 204 Spaces

Residential Area Net 129,404 ft

Residential Units	160 DU
Residential Units Average Size	809 ft
Residential Height (Levels)	6 Levels

Commercial Area Net 11,417 ft

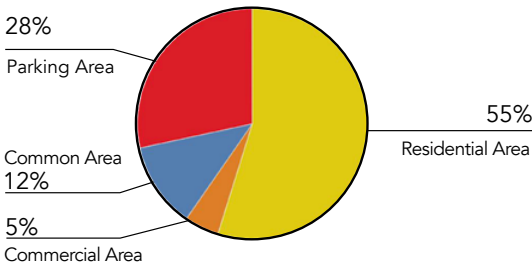
Commercial Height (Levels)	1 Level
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Parking Area 66,939 ft

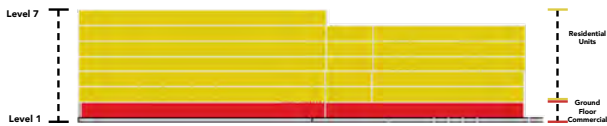
Total Parking Required	204 Spaces
Total Shared Parking Required	200 Spaces
Parking Structure Height	3 Levels
Total Provided Parking Capacity	204 Spaces
Parking Structure Capacity	204 Spaces
Parking Structure Area	66,939 ft



Building Uses






View Facing North





## Total Building Area

Total Building Height	<b>7 Levels</b>
Maximum Building Footprint	<b>37,750 ft</b>
Minimum Linear Footprint	<b>13,699 ft</b>
Common Space Area	<b>24,446 ft</b>
Lot Coverage	<b>80%</b>
FLR	<b>5</b>

	<b>Office Area</b> 129,404 ft
	<b>Commercial</b> 11,417 ft
	<b>Lot</b> 47,185 SF

## Office Area Net

Office Area	110,809 ft
Office Height (Levels)	6 Levels

## Commercial Area Net

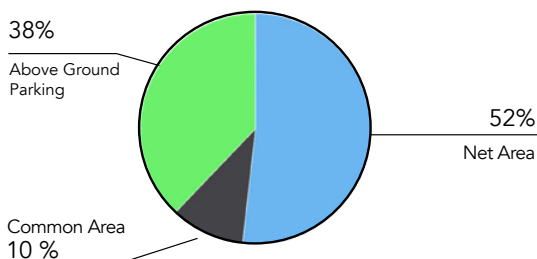
Commercial Area	11,417 ft
Commercial Height Levels	1 Level

## Parking Area 66,939 ft

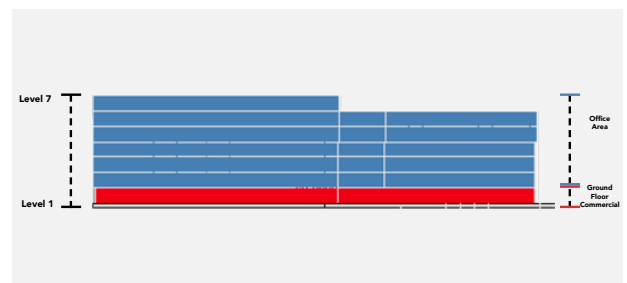
Total Parking Required	258 Spaces
Total Shared Parking Required	254 Spaces
Parking Structure Height	4 Levels
Total Provided Parking Capacity	290 Spaces
Parking Structure Capacity	272 Spaces
Parking Structure Area	89,253 ft



## Building Efficiency



## View Facing North



























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