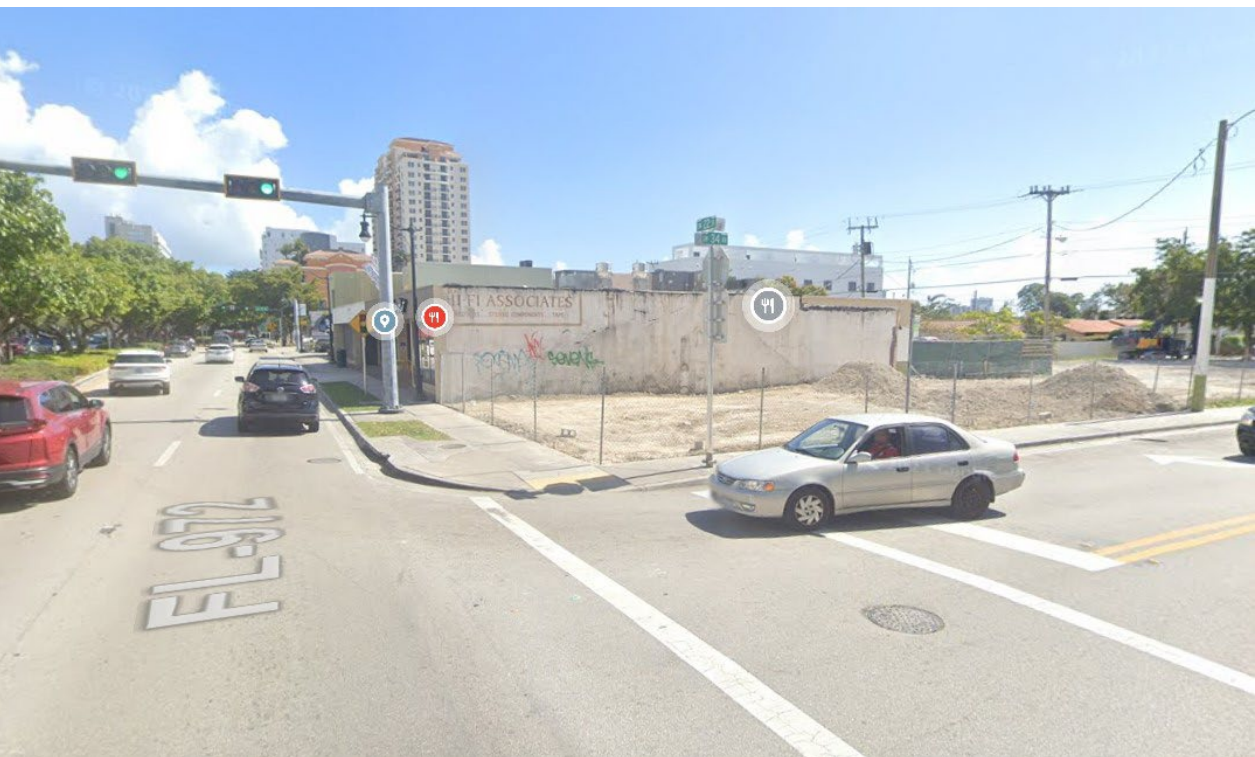


3988 CORAL WAY

MIAMI FL 33145

LAND FOR SALE



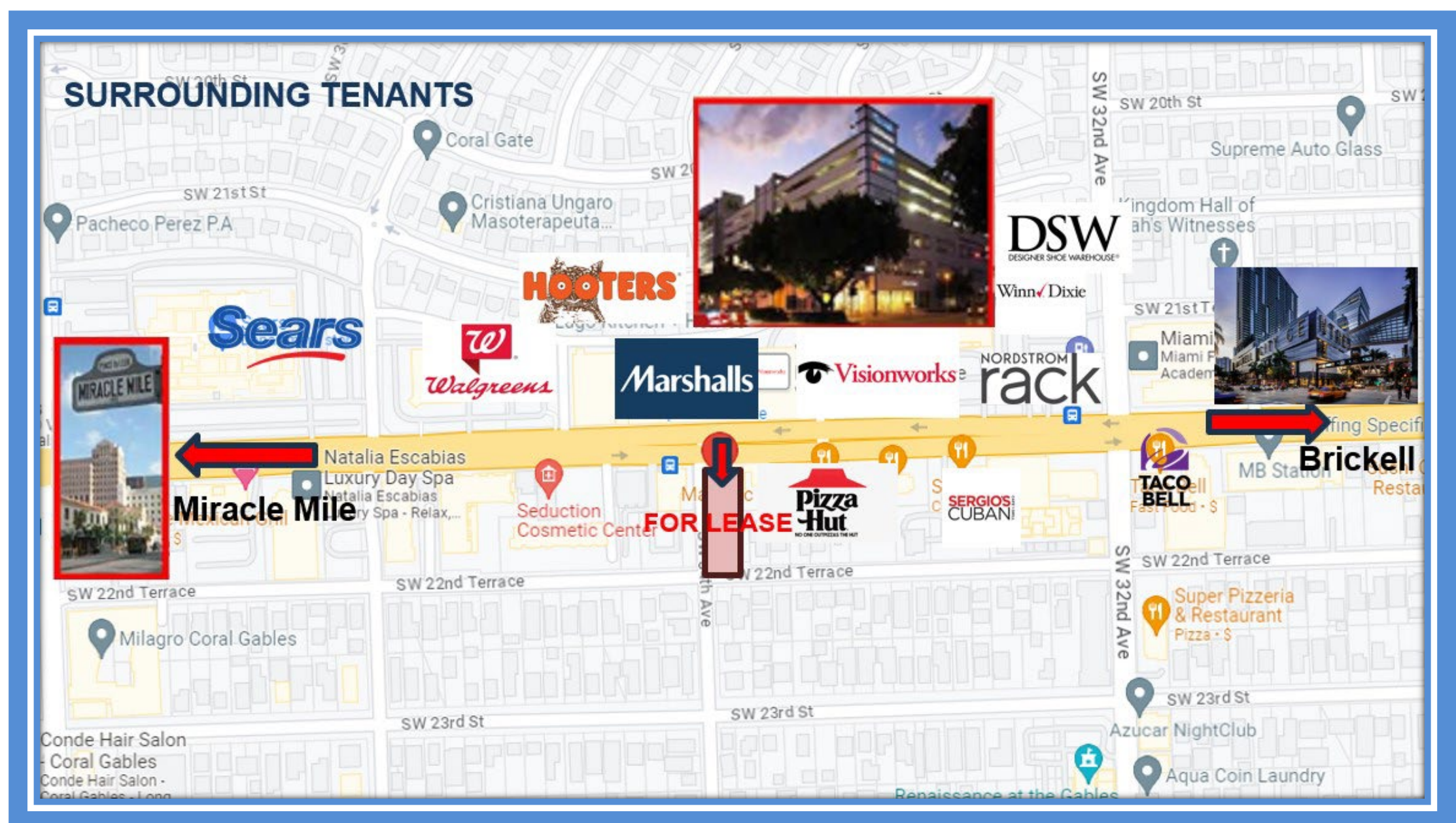
\$5,500,000.00

ABOUT THE PROPERTY

- **Lot Size: 19,750 Sq. Ft.**
- **Conveniently located in Coral Way**
- **AAADT: 34,000**

ZONING

- **Primary Zone: 6061 CEN-PEDESTRIAN ORIENTATION**
- **Land Use: VACANT LAND - COMMERCIAL : EXTRA FEA OTHER THAN PARKING**



Morgan Whitney Inc - Commercial Division

JACKELINE LONDONO- BROKER

T: 305-345-3738 E: vip@morganwhitney.com

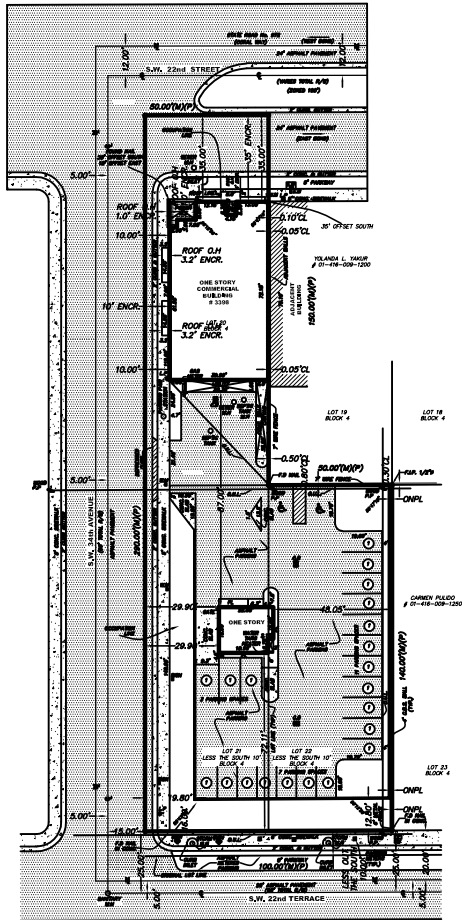
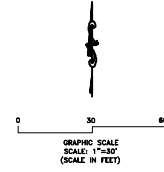
235 Lincoln Rd Suite 307 Miami Beach FL 33139

Of. 888-335-8585 | Fax. 866-380-5637



A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

A portion of land in the N $\frac{1}{2}$, N $\frac{1}{2}$ of Section 16, Township 54 South, Range 41 East
City of Miami, Miami-Dade County, Florida



This property described as:
Lots 20, 21 and 22, less the South 10.00 feet of Lots 21 and 22, Block 4,
AMENDED PLAT OF MIAMI SUBURBAN ACRES,
according to the Plat thereof
as recorded in Plat Book 4, Page 73,
of the Public Records of Miami-Dade County, Florida.
3398 S.W. 22nd Street, Miami Florida 33145

WE WILL NOT BE RESPONSIBLE FOR ANY DISTANCES OR ANGLES TAKEN FROM THIS DRAWING FOR ANY PURPOSE OF DESIGN OR CALCULATIONS.
ALVAREZ, AIGUESVIVES & ASSOCIATES, INC.

3398 Coral Way – Zoning Information

PA Primary Zone

6101 CEN-PEDESTRIAN ORIENTATIO

Primary Land Use

2111 RESTAURANT OR CAFETERIA : RETAIL OUTLET

LAND INFORMATION ⓘ

The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T5-O	6101 - CEN-PEDESTRIAN ORIENTATIO	Square Ft.	6,000.00	
GENERAL	T4-R	3900 - MULTI-FAMILY - 38-62 U/A	Square Ft.	13,750.00	

LAND USE AND RESTRICTIONS

Community Development District: NONE

Empowerment Zone: NONE

Urban Development: INSIDE URBAN DEVELOPMENT BOUNDARY

Existing Land Use: 110 - SALES AND SERVICES (WHOLESALE FACILITIES, SPOT COMMERCIAL, STRIP COMMERCIAL, NEIGHBORHOOD SHOPPING CENTERS/PLAZAS). EXCLUDES OFFICE FACILITIES.



Types of T5 Zones

Regulating use is an important part of any zoning code. Miami 21 Zoning Code prioritizes building form (shape and bulk) over the regulation of use to allow for mixed-use development.

In T5 zones, the emphasis is on limited mixed-use and multi-family residences. T5 creates a small town centre feel and encourages pedestrian activity with options for tourist-driven businesses and small lodging.

Restricted (R) single family, ancillary units, two family, & multifamily residences

Limited (L) same as above, and limited commercial, office, lodging, & community centres

Open (O) additional lodging and entertainment establishments permitted



Illustration of a T5 Five-story with ground-floor (commercial)

REGULATION OF USES	R	L	O
Residential			
Single Family Residence	R	R	R
Community Residence	R	R	R
Ancillary Unit			
Two Family Residence	R	R	R
Multi Family Housing	R	R	R
Dormitory		R	R
Home Office	R	R	R
Live - Work		R	R
Work - Live			
Lodging			
Bed & Breakfast	E	R	R
Inn	E	R	R
Hotel		R	R
Office			
Office		R	R
Commercial			
Auto Related			W
Entertainment Establishment		W	R
Entertainment Establishment - Adult			
Food Service Establishment		R	R
Alcohol Service Establishment		E	E
General Commercial		R	R
Marine Related		W	W
Open Air Retail		W	W
Place of Assembly		R	R
Recreational Establishment		R	R
Civic			
Community Facility		W	W
Recreational Facility	E	R	R
Religious Facility	E	R	R
Civil Support			
Community Support Facility		W	W
Infrastructure & Utilities	W	W	W
Major Facility			
Marina	E	W	W
Public Parking	E	W	W
Rescue Mission			
Transit Facilities	E	W	W
Educational			
Childcare	E	W	W
College / University		W	W
Elementary School	E	W	W
Learning Center		R	R
Middle / High School	E	W	W
Pre-School	E	R	R
Research Facility		R	R
Special Training / Vocational		W	W

A complete version of this diagram (for all transect zones) is found in Article 4, Table 3 of the Miami 21 Zoning Code.

R = the use is permitted by Right
W = the use is permitted by Warrant
E = the use is permitted by Exception