



JAMESTOWN REALTY & INVESTMENTS, LLC

Sales and Consulting





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FOR SALE

11801 W Dixie Hwy

Miami, FL 33161



Executive Summary

Jamestown Realty & Investments has been hired exclusively to offer 11801 West Dixie Highway and 11737 NE 2nd Ave for sale to some lucky investor.

The portfolio consists of 39,246 of commercial zoned land and an improved commercial building with 5,440 SF of gross leasable area with 392 feet of frontage to West Dixie Highway and NE 2nd Ave.

Additionally, the portfolio provides a 20,516 SF residential lot zoned RU-1.

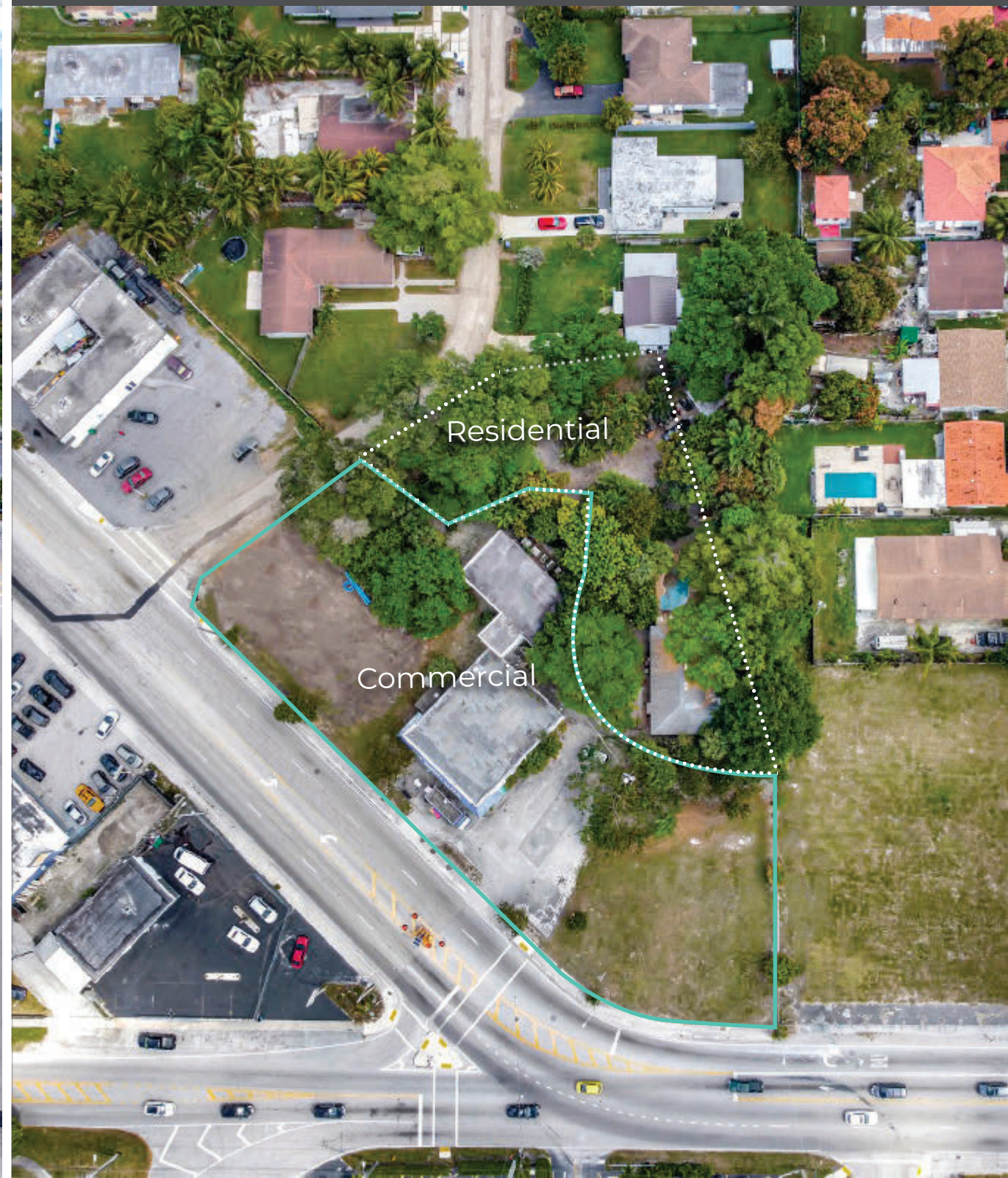
The property is currently vacant and presents a unique opportunity for an investor or end user to acquire a Value-Add opportunity strategically located at the intersection between the growing neighborhoods of North Miami, Miami Shores, and Biscayne Park. The property also sits minutes away from major transportation arteries like Biscayne Blvd, I-95, and 79th Street.



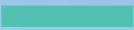
Property Highlights

-  **Type:** Commercial and Residential
-  **Commercial Lot:** 39,264 SF
-  **Residential Lot:** 20,516 SF
-  **Total Lot Size:** 59,780 SF
-  **Commercial Building:** 5,439 SF
-  **Residential Building:** 2,117 SF
-  **Total Building Size:** 7,556 SF
-  **Zoning:** BU-2 and RU-1
-  **Price:** \$ 3,000,000

Aerial Images



Context Map



Aventura

Sunny Isles

Haulover Park

Bal Harbour

North Miami

Biscayne Park

W Dixie Hwy

NE 2nd Ave

Miami Shores





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Marcus A James
Broker / Owner
marcus.james@jamestownllc.com
954-662-4443

Angela Reyes
Realtor angela@jamestownllc.com
786-778-1258

16477 SW 32nd Street
Miramar, FL 33027