

**2814 NW 17TH AVENUE** MIAMI, FL 33142

ALLAPATTAH RETAIL WITH DEVELOPMENT UPSIDE



#### **OVERVIEW**

2814 NW 17 AVE is located just off 29 ST, one of Allapattah's main corridors, that connects Allapattah to Wynwood and Edgewater. The property sits on 17th Avenue, another main corridor, which sees an average of 19,500 cars a day. This property is located in one of Miami's most sought after and fastest growing submarkets as the city expands westward.

The property has a retail/office building in the front of the property and a warehouse style building in the back. The front building is 1,500 SF and the back building is 900 SF.

The property is zoned T6-8-O - allowing for mixed-use mid-rise development. The property is an ideal buy and hold for someone looking to collect rent and cash in on the appreciation of the area before developing. It would also be ideal for an owner user.

### SITE SUMMARY

LOT SIZE: 7,496 SF

**BUILDING SIZE: 1,500 SF** 

**ZONING:** T6-8-0

**ALLOWED USES:** Retail, Restaurant, Office,

Multi-family, Hotel, etc.

**ALLOWED DENSITY: 25 Multi-family Units** 

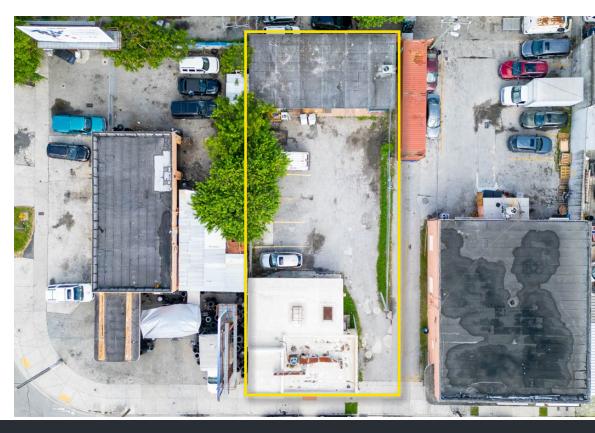
ALLOWED HEIGHT: 8 Stories (Before Bonuses)

ASKING PRICE: \$1,450,000 (\$193/SF)

#### **HIGHLIGHTS**

- JUST OFF 29 ST ON 17TH AVENUE CORRIDOR
- LOCATED NEAR MAJOR NEIGHBORHOODS
- DEVELOPMENT POTENTIAL
- VALUE ADD
- PARKING
- HIGH TRAFFIC CORRIDOR

SELLER FINANCING AVAILABLE PLEASE CONTACT BROKER FOR DETAILS





# **BUILDING PHOTOS**

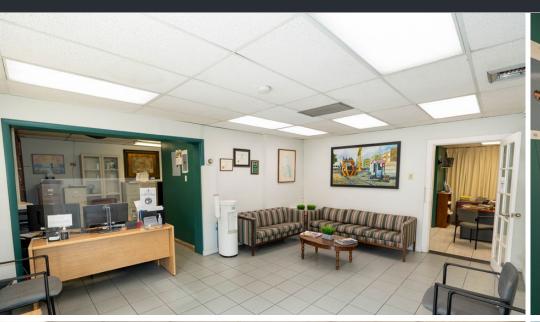








# **INTERIOR PHOTOS**



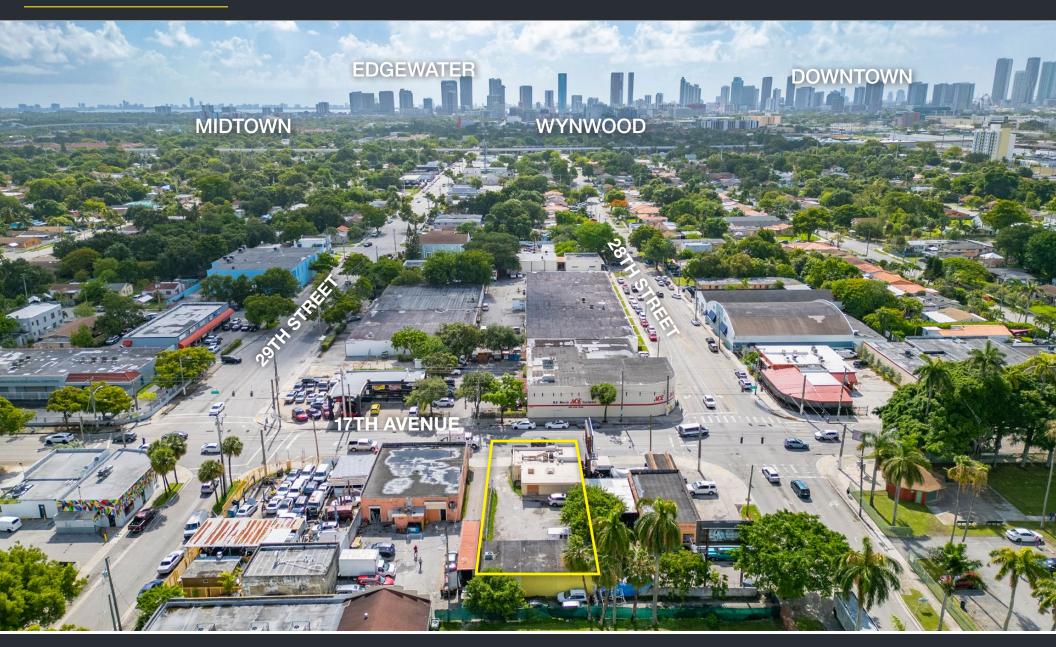




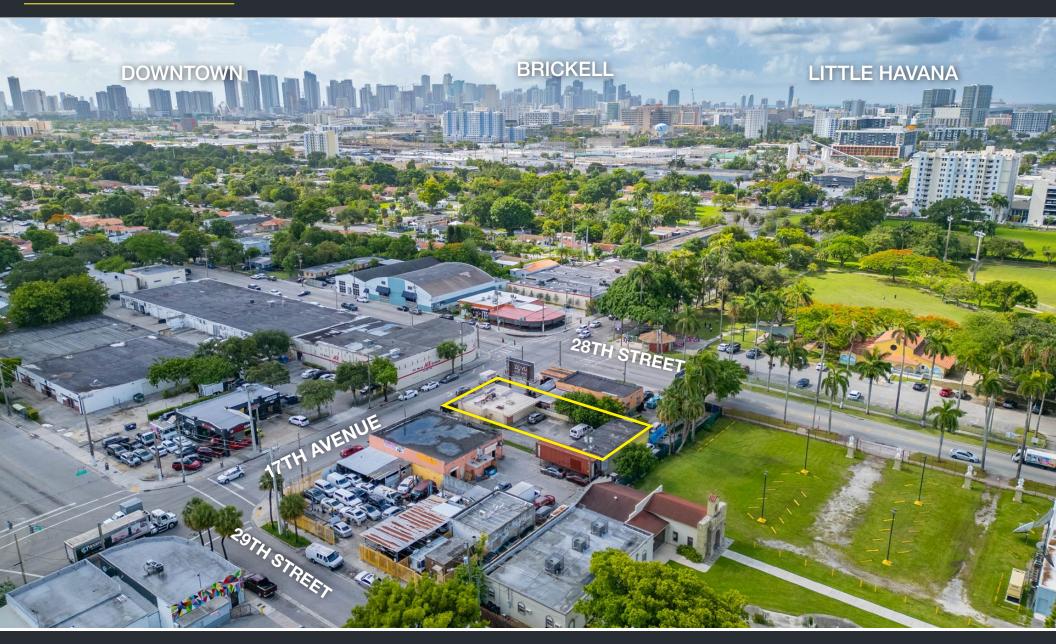




### **AERIAL IMAGE**



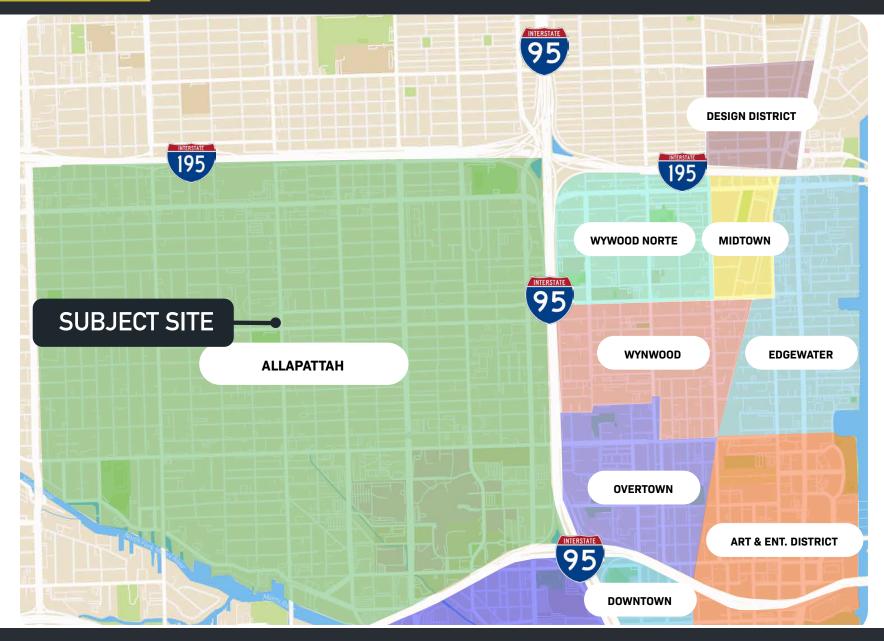
## **AERIAL IMAGE**



## **AERIAL IMAGE**



## DISTRICT MAP





JOSHUA JIMENEZ
COMMERCIAL ADVISOR
JOSH@STL-ADVISORS.COM
305.753.4200