

FOR SALE

7618-7624 NE 2 Ave

Little River



GRIDLINE
PROPERTIES



Executive Summary

13,268 SF development site zoned T6-8-O located in Little River's most desirable corridor with a 2,618 Free-Standing Commercial/Flex Building. The asset provides a buyer with a variety of opportunities to capitalize on the versatility of this property. Its zoning and location allow for many uses such as multifamily development with up to 46 units as right, Retail, F&B, flex office/creative space, art gallery, gym, and commissary kitchens. The property is vacant, making it ideal for investment purposes or end-user accommodations ideal for investment purposes or end-user accommodations.

Call us to schedule a showing or inquire about additional information.



NE 77th St

NE 2nd Ave

Property Highlights

- # **Address:** 7618-7624 NE 2 Ave, Miami FL 33138
 - # **Type:** Development
 - # **Building(s):** 2,618 SF
 - # **Lot Area:** 13,268 SF
 - # **Zoning:** T6-8-O
 - # **Price:** \$2,000,000
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- # **Ceiling Height:** N/A
 - # **Parking:** On-site gated parking
 - # **Price Per SF on Land:** \$150



Location Overview

The property is centrally located within Miami's urban core and sits a few steps away from the proposed Magic City Innovation District, MIMO Historic District, Midtown, the Design District, and Wynwood. Easy access through 1-95, NE 79th Ave with, and NE 2 Ave.

Aerial Image



Miami International Airport

Miami Beach

Miami Port

Brickell

Downtown Miami

Little River

NE 2nd Ave

NE 76th St

NE 76th St

7618 NE 2nd Ave

Context Map

7618-7624 NE 2 Ave

NE 82nd Street
Little River

Shorecrest

NE 79th Street

← I-95

Atlas Meat-Free Delicatessen

Miami Ironside
Ironside Pizzo
Ligne Atelier
Enea Design
Coverings Etc
Puro Papel

- Motel Blu
- T'licious Cakes
- Ms Cheezious
- Büro MiMo
- Green Blvd Garden Center
- Moshi Moshi
- King Hotel
- Hotel MiMo
- Phuc Yea
- Cafe 71
- Trina Turk

- Wendy's / Taco Bell
- The Big Fish Restaurant
- La Social
- Yao Animal Hospital
- The Vagabond Motel
- Flavorish Market
- NiDo Cafe
- La Tour Eiffel
- Devita's
- Touch Boutique
- Jimmy's Eastside Dinner

Junction Lofts
Lil Fox
iShine 365 Swimwear

Rail 71
Nova Southeastern
Rail 71 Cafe
Bosai Brewery
Bloom Miami
Merbau Gallery
Creative Creatives
Luis Creative Co
Amavanti
Globalize

NE 76th Street

- St Mary's Cathedral
- Imperial Moto Cafe
- Spinello Projects
- The FJ Company

Ziggy's Farm

Nüage Designs

Little River Studios

NE 71st Street

NE 71st Street

NW 8th Avenue

NW 7th Avenue

NW 2nd Avenue

N Miami Avenue

NE 2nd Avenue

Palm Grove

NE 4th Court

Biscayne Blvd

- Dogma Grill
- Via Verdi
- Chase Bank
- Blue Collar
- Who at 67
- New Yorker B
- KMP Furniture
- La Comunidad
- Starbucks
- The Real Deal
- South Pacific
- Shalimar Hotel

- Jamboree Lounge
- Lo de Lea Argentinean Grill
- Cena by Michy
- Subway
- UPS Store
- Bay View

Legion Park
Upper East Side Farmer's Market

- Home Design Center
- Hint Miami
- Vintage Revenge

PanAmerican Art Projects

- Nina Johnson Gallery
- House of Food Porn

Inhale Miami

← I-95

Sixty10 Restaurant

Panther Coffee

Little Haiti

NE 62nd Street

- Sinbad Hotel
- The Cushman School
- Seven Seas

- Moodstop Furniture
- Europa Cafe
- Chevron

NE 59th Street

55th Street Station

- Sushi Siam
- The News Lounge
- Soyka

Andiamo

Morningside

5555 Biscayne Blvd

- Fiorito
- Sweat Records
- Churchill's

Biscayne Vet Center

Driving Map





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