



**AVAILABLE**

# CORNER-TO-CORNER PROPERTY FOR SALE

**±20,700 SF | ±0.475 AC | Zoned T6-8-O**

Corner of NW 54th Street & NW 17th Avenue — Miami, FL

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## PROPERTY OVERVIEW

- $\pm 0.475$  Acres ( $\pm 20,700$  SF)
- Corner-to-corner lot spanning a full city block
- Zoned T6-8-O (Urban Core Mixed-Use / High-Density)
- Ideal for multifamily, mixed-use, investment, or commercial development
- Prime visibility with frontage on NW 54th Street and NW 17th Avenue
- Approximately 48,000 vehicles per day.
- Strategic location: 10 minutes from Miami International Airport and direct access to I-95
- Utilities available: Water, sewer, electricity, and communications
- Located within a high-growth corridor surrounded by new development