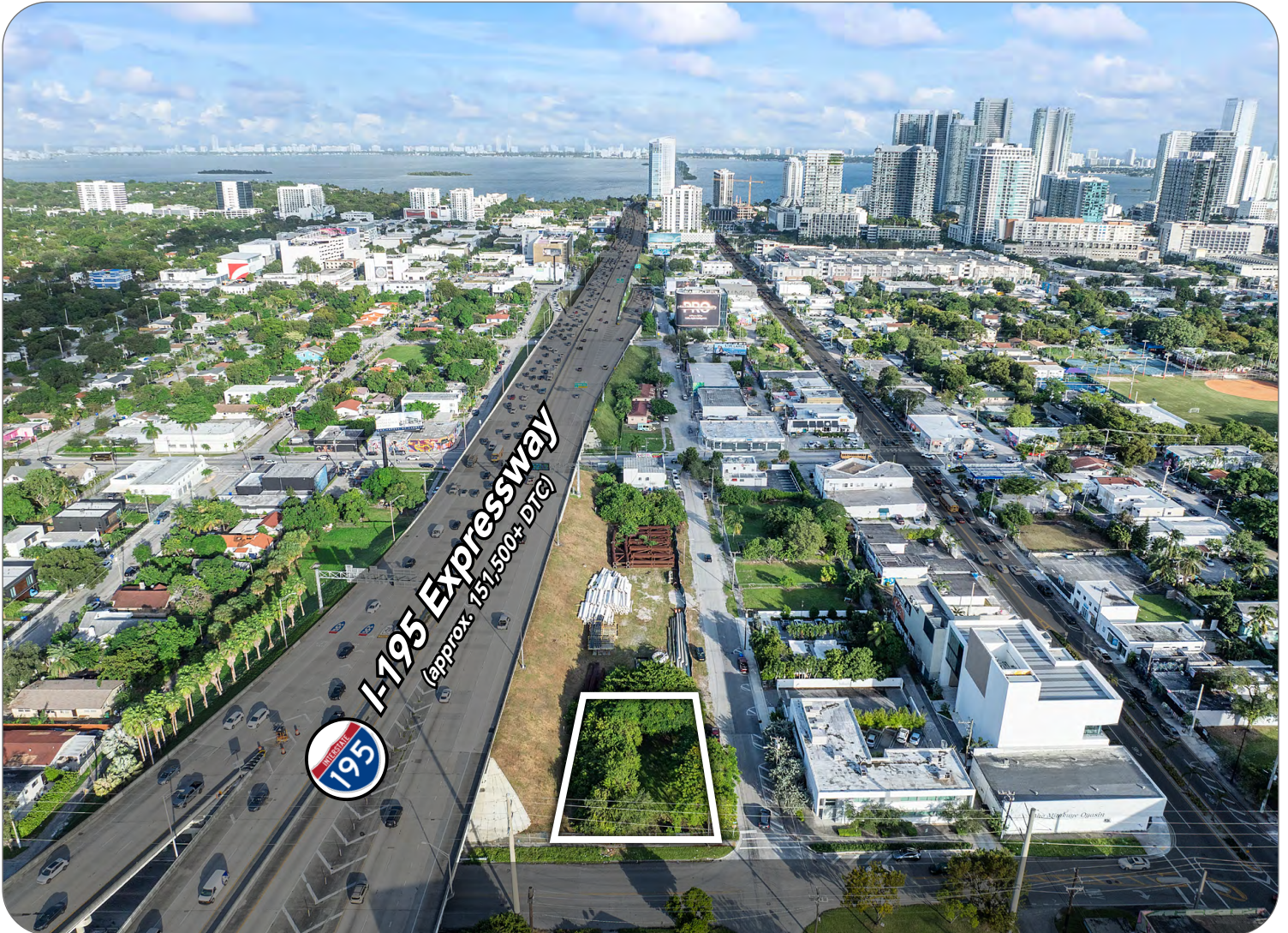





MIDTOWN

3701 NW 3rd Ave, Miami, Florida 33127

DEVELOPMENT
SITE

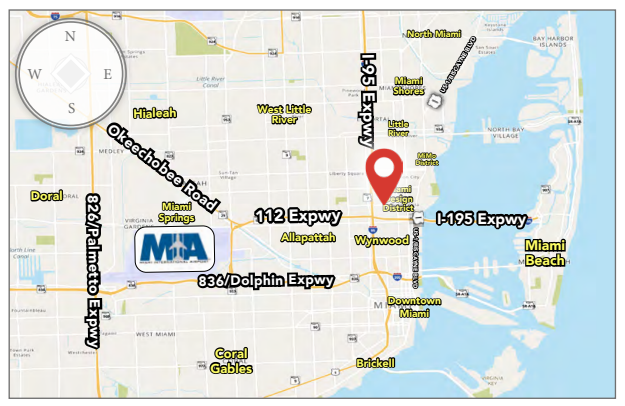
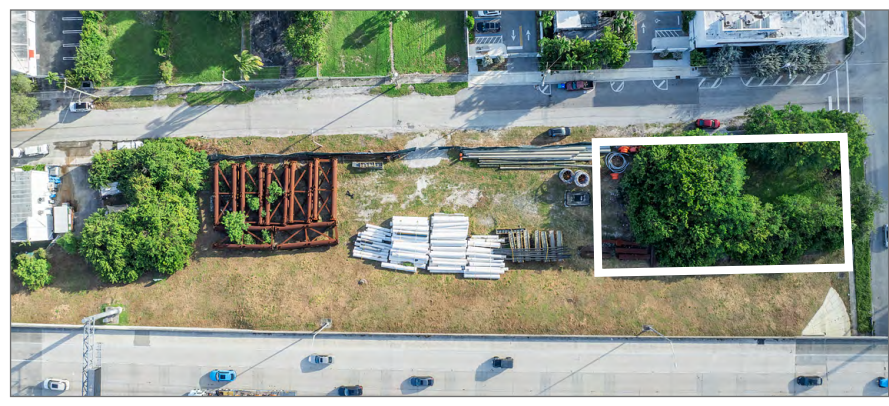
FOR SALE



	TOTAL LOT SIZE:	6,784 SF ±
	SALES PRICE:	\$1,400,000
	ZONING:	T5-O



- Located within the " Wynwood Norte NRD-2 Overlay"
- Seller Financing Available
- Approx. 27 buildable units allowed
- Unobstructed visibility from 1-95 with approx. 147,000 Average Daily Traffic
- Ideal for Multi-Family Development, Live Work, Office and Boutique Hotel
- Development Incentives for future development, including possible parking reductions
- Adjacent parcel available for sale



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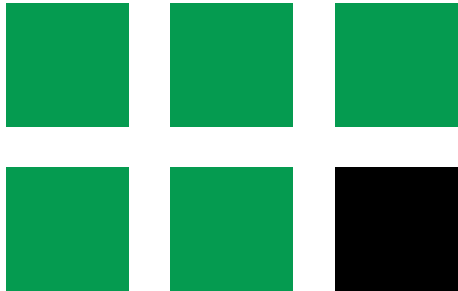
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