

**FOR SALE**

*FREE-STANDING  
COMMERCIAL BUILDING*

**3430 N.  
MIAMI AVE**

33127 MIAMI, FL

**GRIDLINE**  
PROPERTIES





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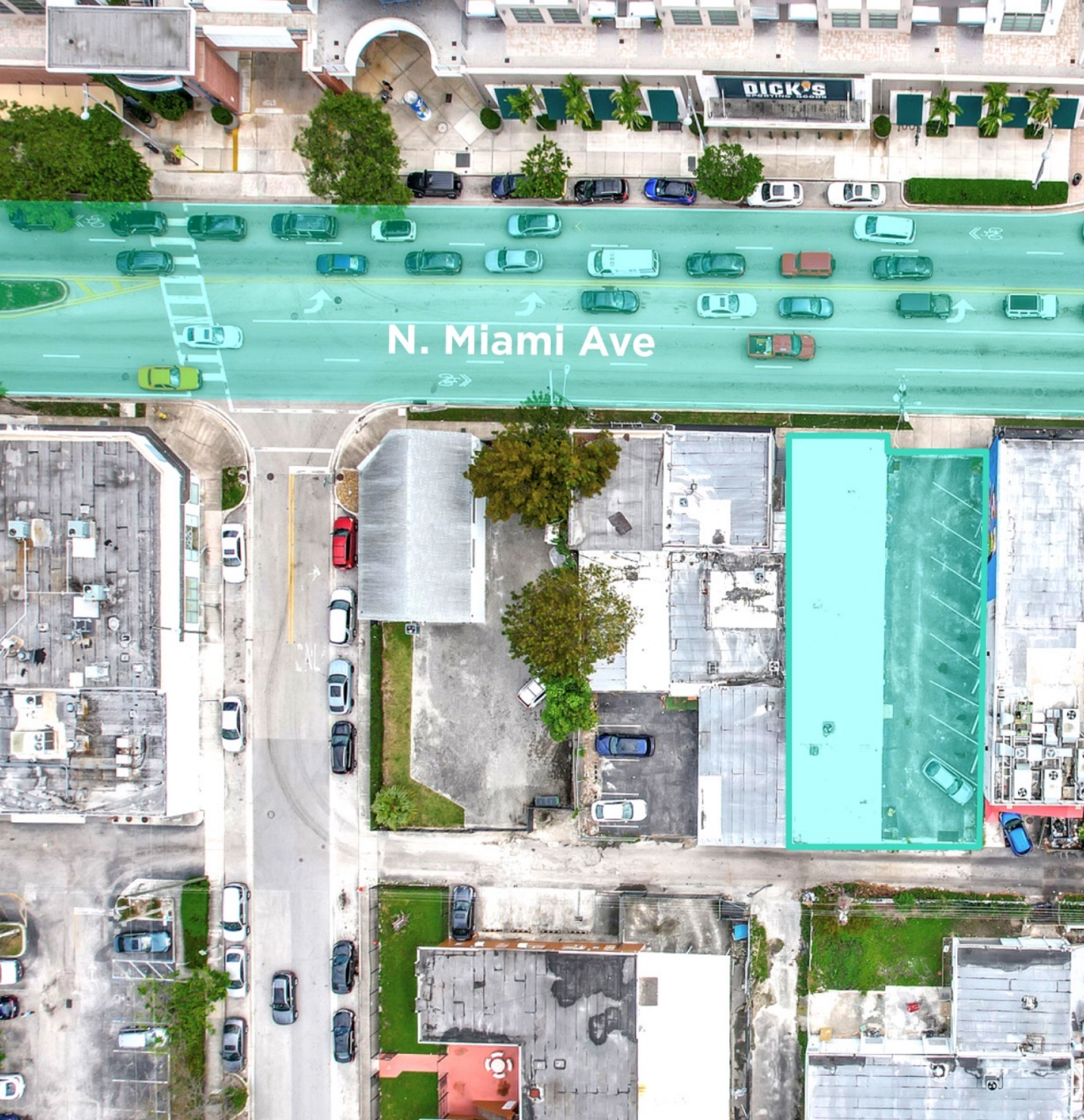
## Executive Summary

Midtown Miami, Commercial Building for Sale. Fronting North Miami Avenue and across the Midtown Shops, the property offers investors or users a rare opportunity to acquire a free-standing building in the heart of the growing corridor.

The subject property consists of a two-story commercial building with on-site private parking. The second floor is suitable for offices, and the ground level is ideal for showrooms, offices, medical, or lifestyle uses. Currently, the property is owner-occupied and will be delivered vacant at closing.

Given the property's efficient layout and versatility, it can easily accommodate a single user or be divided to accommodate multiple businesses. In addition to its private on-site parking, there is ample street parking and access to the Midtown garage across the street.

The property also boasts an excellent location near The Design District, Wynwood, Edgewater, and immediate access to major transportation arteries and public transportation.



## Property Highlights

- For Sale
  - Type: Free-Standing Commercial Building
  - Building Size: 4,937 SF
  - Total Lot Size: 5,976 SF
  - Zoning: T5-O
  - Ground Unit: 2,786 SF
  - Second Floor Unit: 2,151 SF
  - Occupancy: Vacant
  - Parking Spaces: Private Parking Lot
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- Price: \$4,250,000

# Market Sales Activity

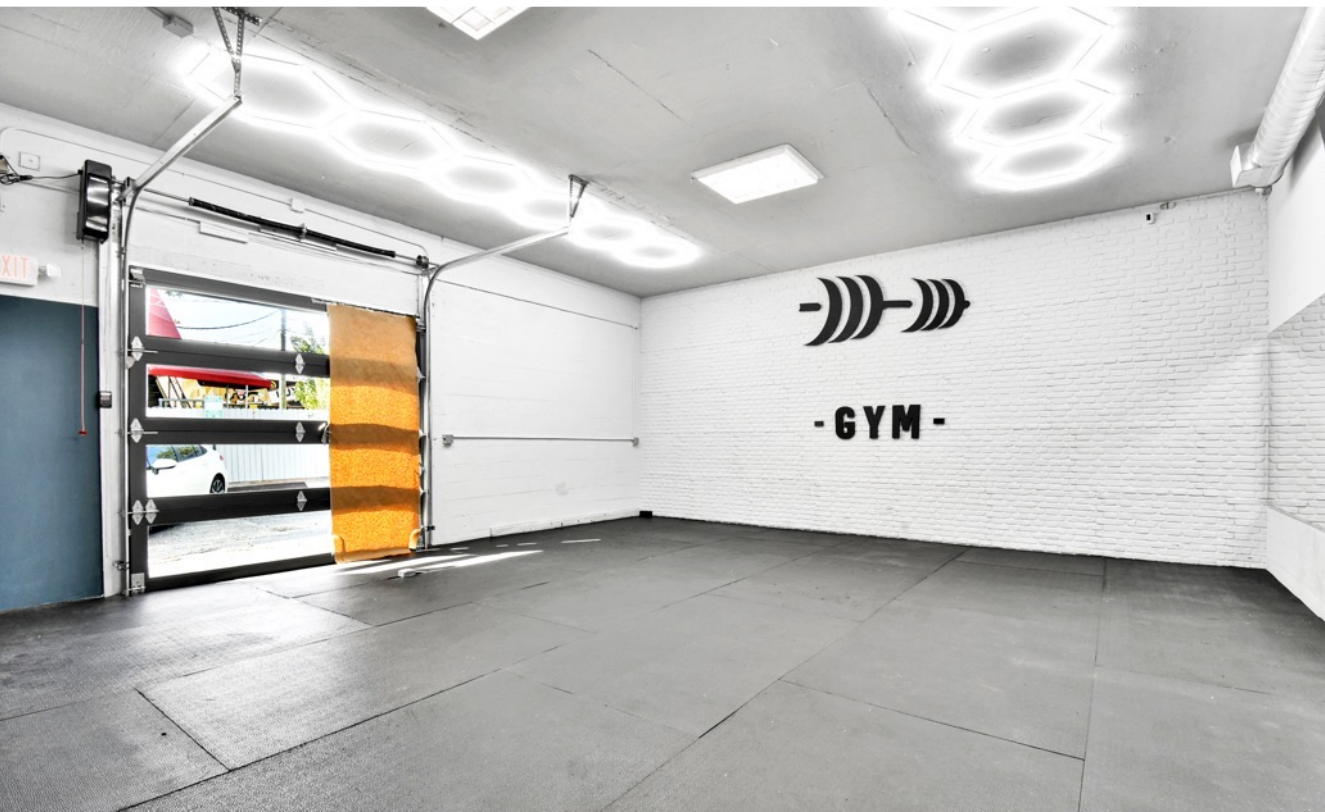
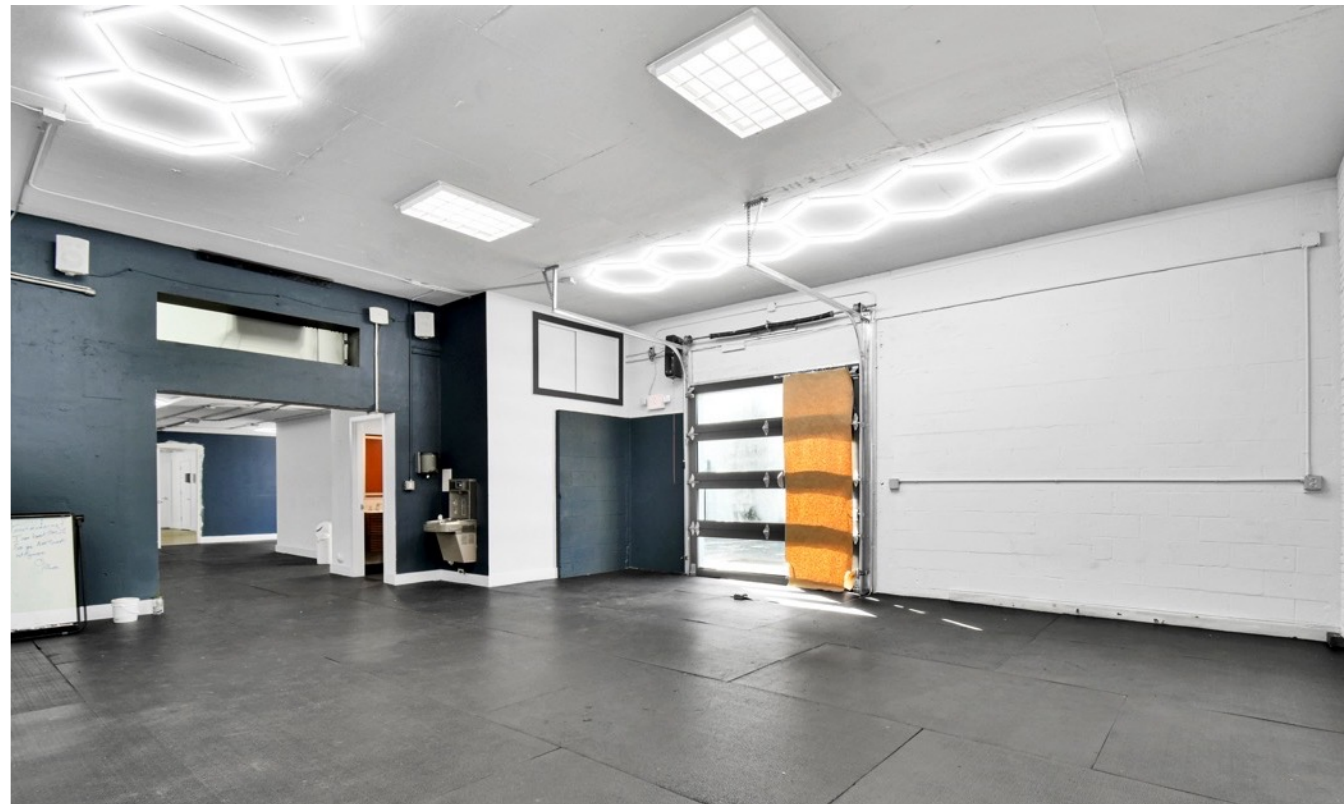
## Reference Property

Address	Zoning	Building Area (SF)	Lot Area (SF)	Asking Price	\$/PSF on Bldg
3430 North Miami Ave	T5-O	4.966	5.976	\$4.250.000	\$856

	Address	Closing Date	Zoning	Building Area (SF)	Lot Area (SF)	Sale Price	\$/PSF on Bldg	Type
1	254-260 NW 36 Street	20/02/24	T6-8-O	4.616	10.000	\$ 4.576.400	\$ 991	Free Standing Retail Bldg.
2	300 NW 29 Street	18/01/24	T6-8-O	5.857	7.000	\$ 5.000.000	\$ 854	Free Standing Retail Bldg.
3	4443 NW 2 Avenue	4/05/23	T4-L	3.960	10.454	\$ 3.600.000	\$ 909	Free Standing Flex Bldg.
4	175 NW 36 Street	17/04/23	T6-12-O	12.500	10.454	\$ 10.450.000	\$ 836	Corner Two-Story Comm Bldg.
5	4800 NE 2 Avenue	4/10/22	T4-O	2.873	5.434	\$ 2.900.000	\$ 1.009	Free Standing Retail Bldg.

**Avg. \$/PSF on Bldg. \$ 920**

# Interior Images



# Exterior Images

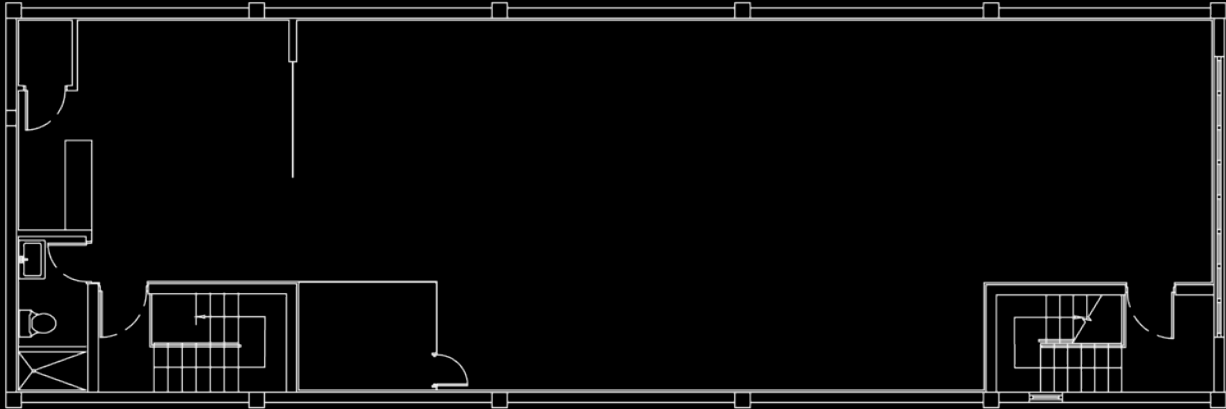


# Property Layout

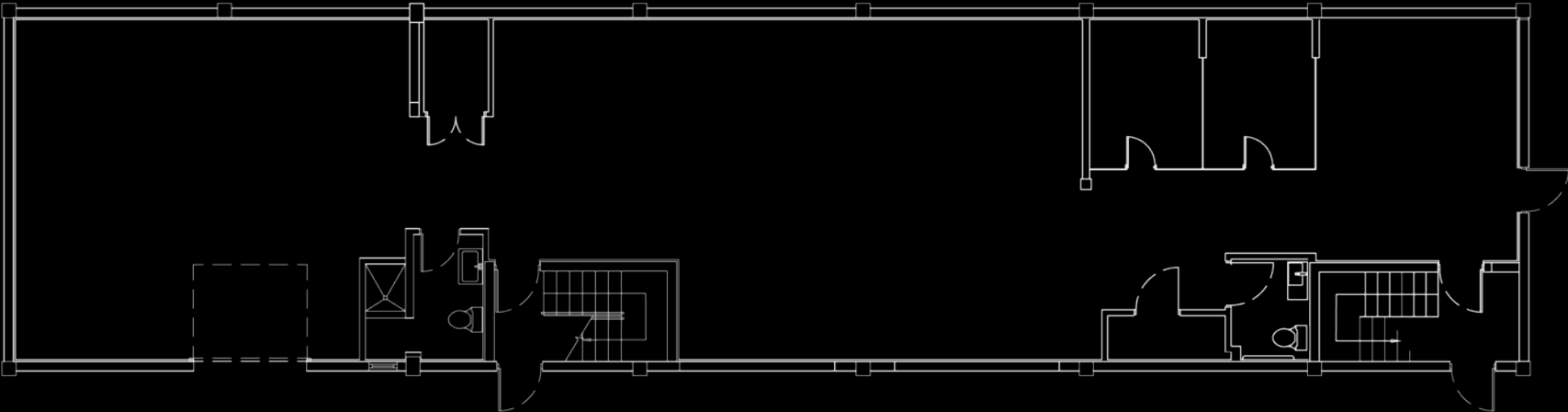




# Property Layout



Existing Second Level Floor Plan: 2,151 SF



Existing First Level Floor Plan: 2,786 SF

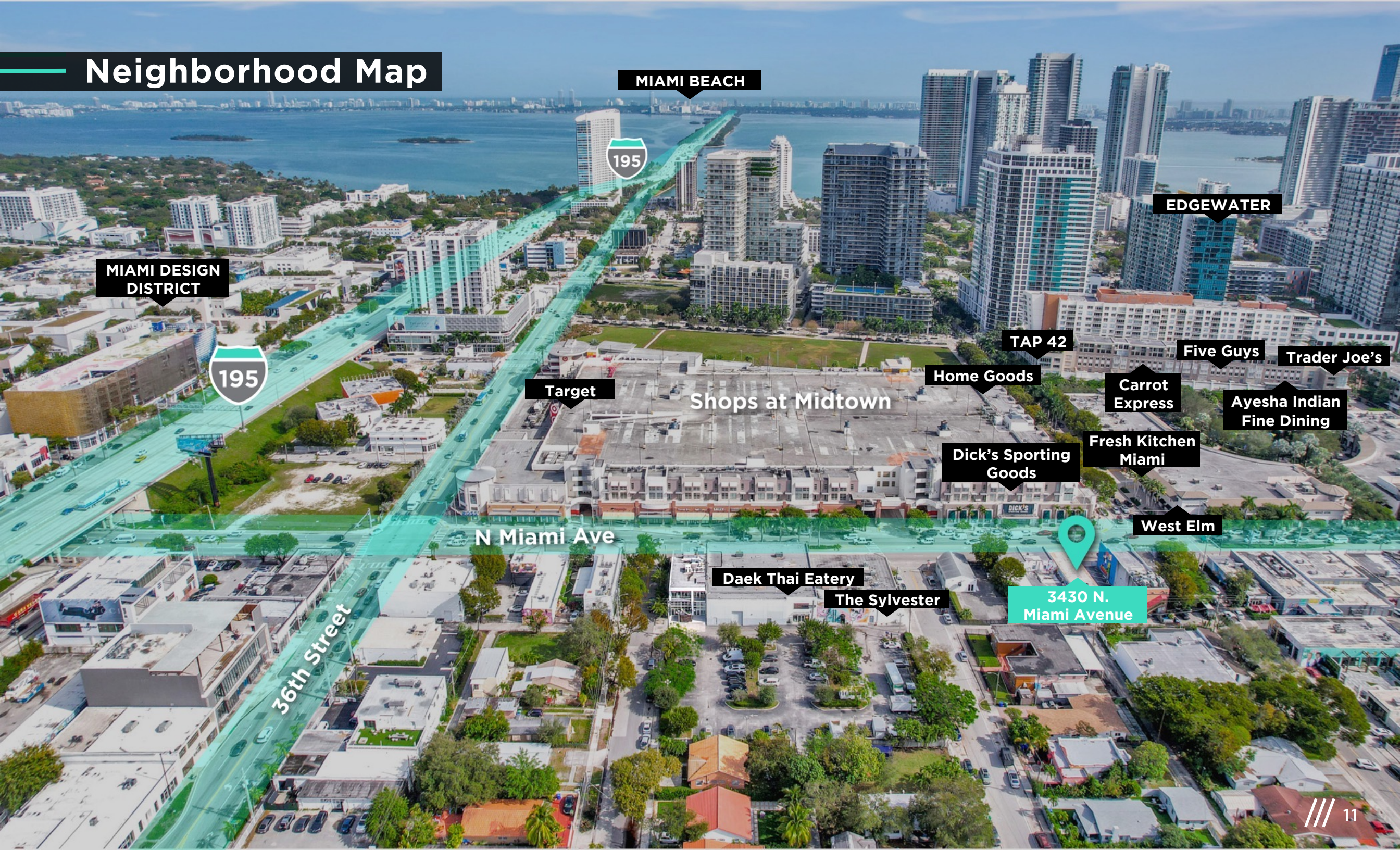
# Location Overview

Located in Midtown, Miami, the burgeoning neighborhood has become one of Miami's most attractive areas in recent years. Most notably, the area has seen a development boom that has brought many world-class projects, restaurants, and shopping.

Aside from neighboring Wynwood and the Design District, the area is also strategically positioned to be in close proximity to Miami Beach, Downtown Miami, and Miami International Airport.



# Neighborhood Map



MIAMI BEACH

EDGEWATER

MIAMI DESIGN DISTRICT



TAP 42

Five Guys

Trader Joe's

Target

Shops at Midtown

Home Goods

Carrot Express

Aysha Indian Fine Dining

Dick's Sporting Goods

Fresh Kitchen Miami

N Miami Ave

West Elm



Daek Thai Eatery

The Sylvester

3430 N. Miami Avenue

36th Street

# Neighborhood Map

Miami Beach

Edgewater

Downtown

Brickell

Wynwood

Allapattah

N Miami Ave

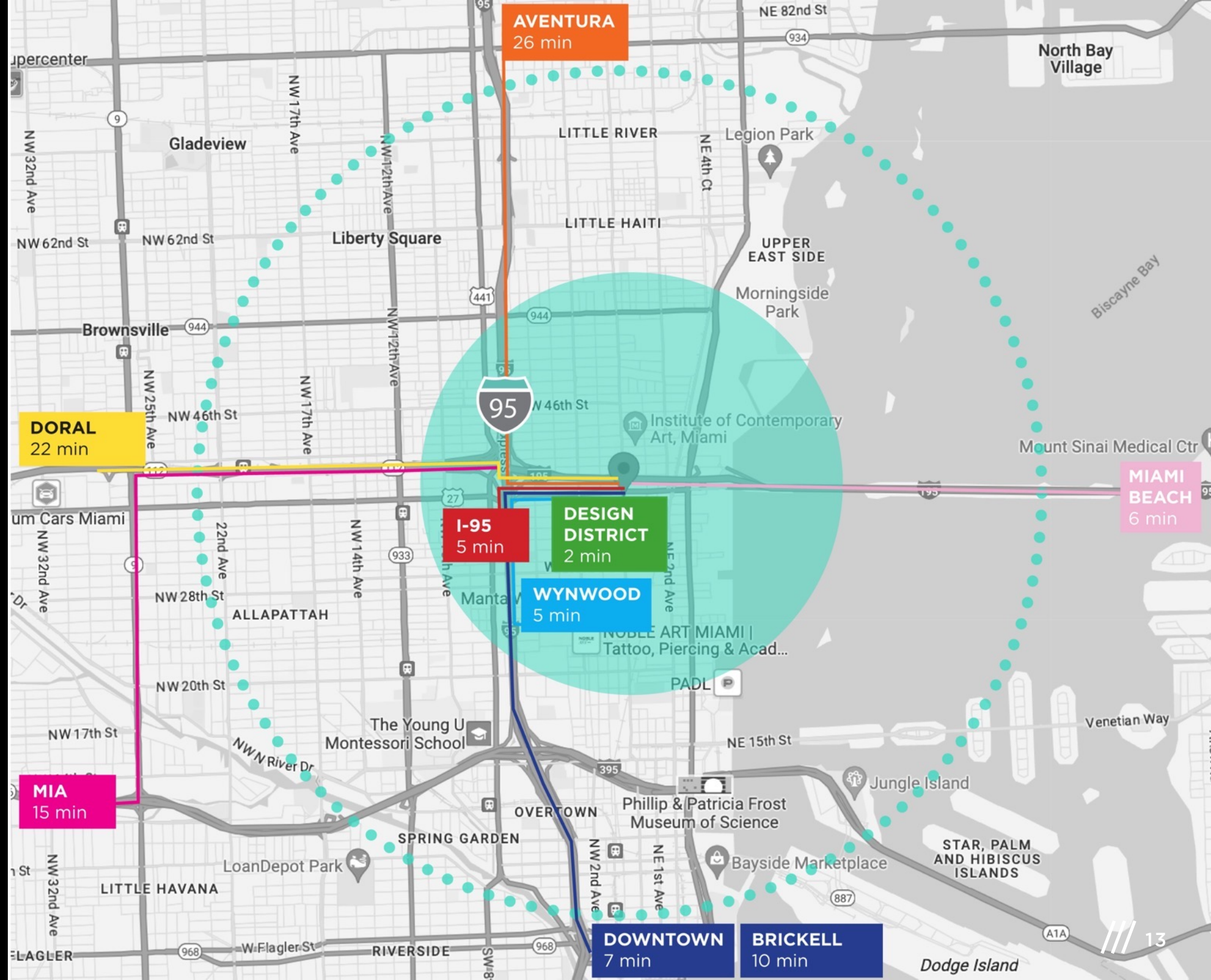


3430 N.  
Miami Avenue

# Context Map

- Airport:** 15 min
- Wynwood:** 5 min
- Design District:** 2 min
- I-95:** 5 min
- Doral:** 22 min
- Aventura:** 26 min
- Downtown:** 7 min
- Brickell:** 10 min
- Miami Beach:** 6 min

- 2 mile
- 5 mile



# GRIDLINE

PROPERTIES

## 3430 N. MIAMI AVE

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