



## 11575 NW 7th Ave

11575 NW 7th Ave, Miami, FL 33168

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# 11575 NW 7th Ave

\$10,500,000

Centrally located 54,090 SF development site situated within a Federally designated Opportunity Zone, offering substantial tax advantages for qualified investors. Under current zoning, the site supports up to 110 residential units, with the potential to increase density to 220+ units under the Live Local Ordinance (buyer to verify).

The property occupies its own full city block with exceptional visibility from I-95 and SR-441, and is just minutes from Barry University, major schools, and surrounding employment centers. The site's strategic location and high traffic exposure make it ideal for multifamily or mixed-use development.

As an Opportunity Zone asset, investors may benefit from:

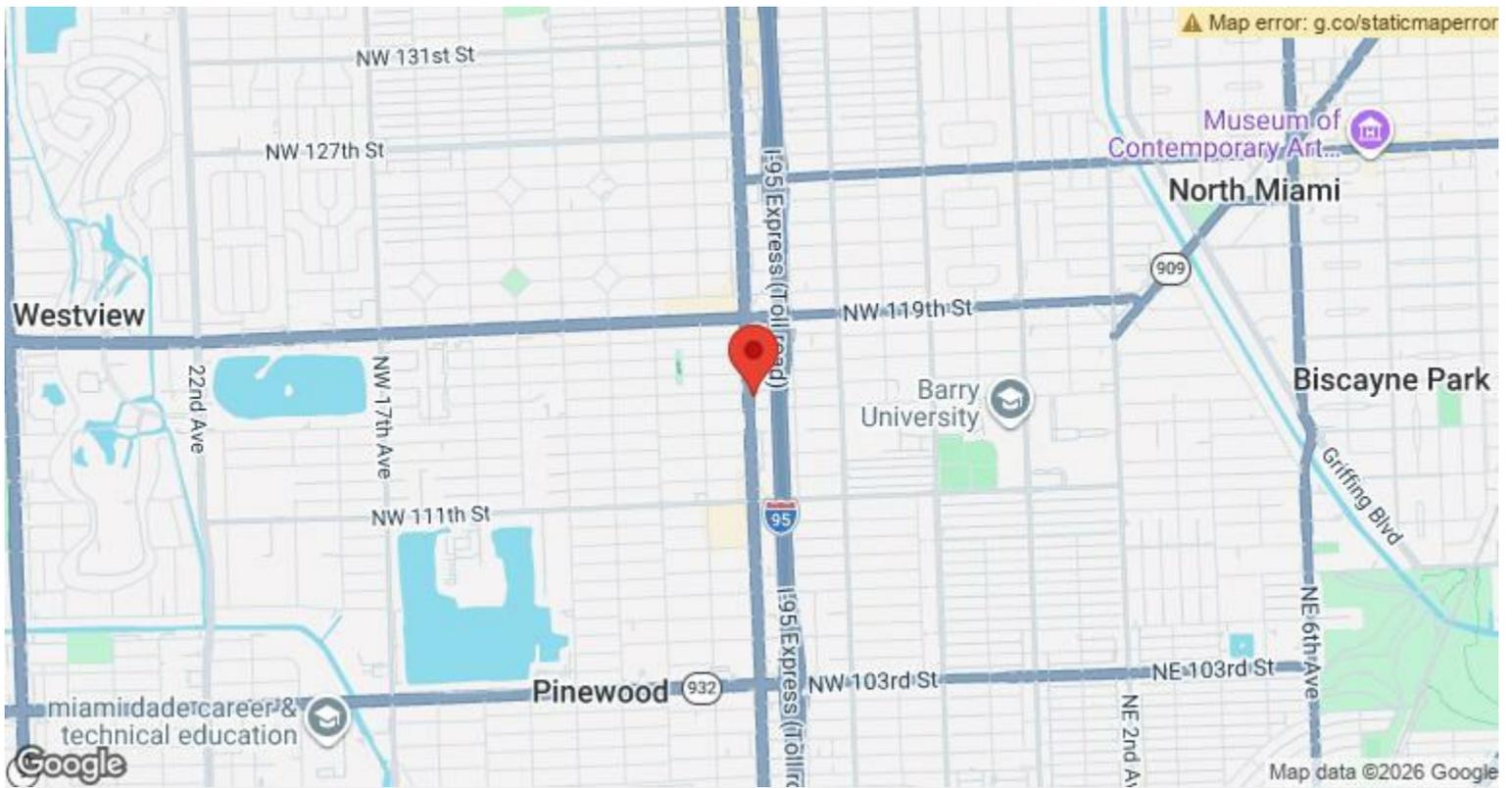
Deferral of capital gains when reinvesting proceeds into a qualified Opportunity Zone fund

10% capital gains reduction after 5 years

Potential...



Price:	\$10,500,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	1.24 AC
Sale Conditions:	Redevelopment Project
No. Lots:	1
Zoning Description:	BU-2
APN / Parcel ID:	30-2136-032-0050



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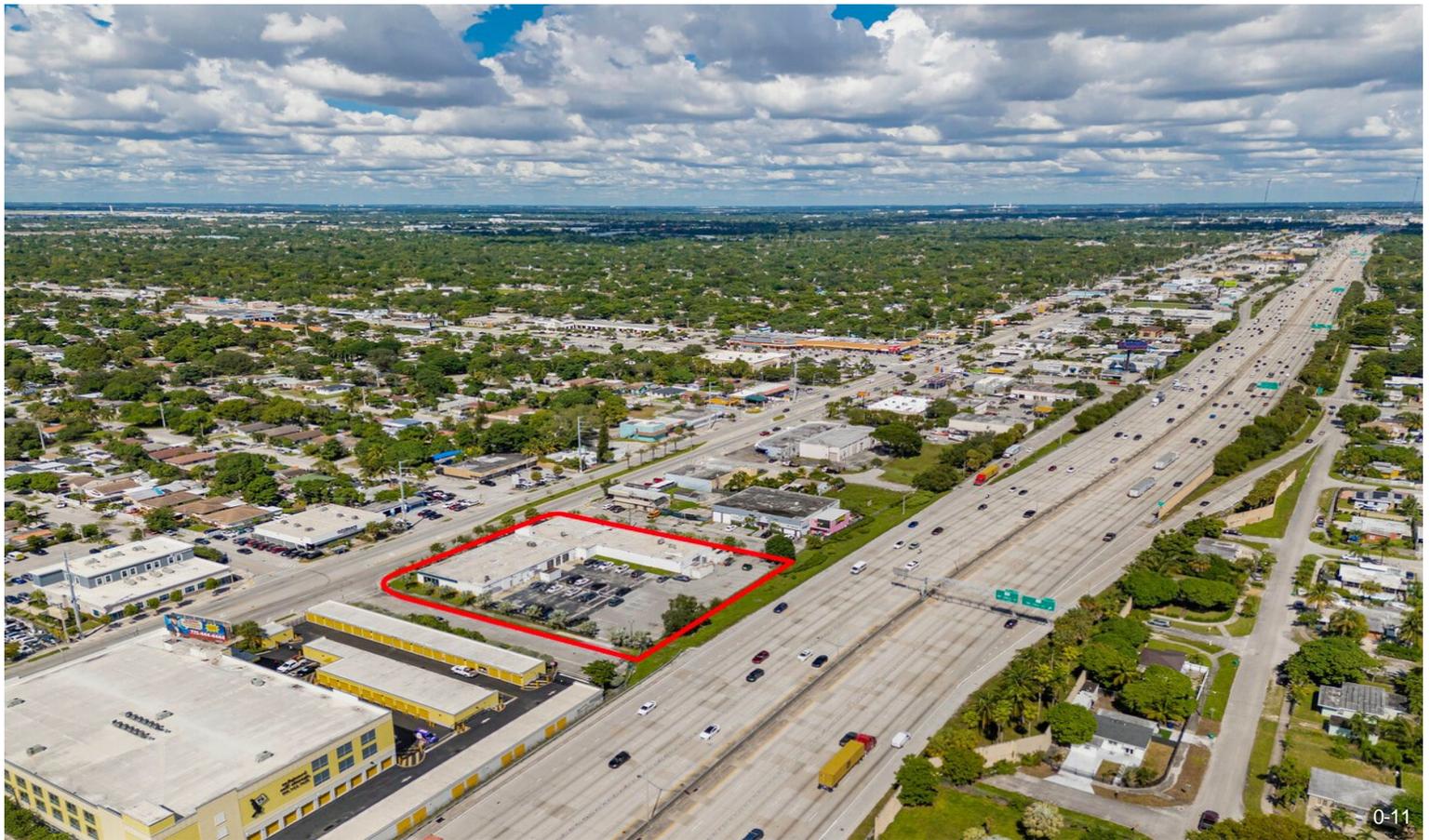
# Property Photos



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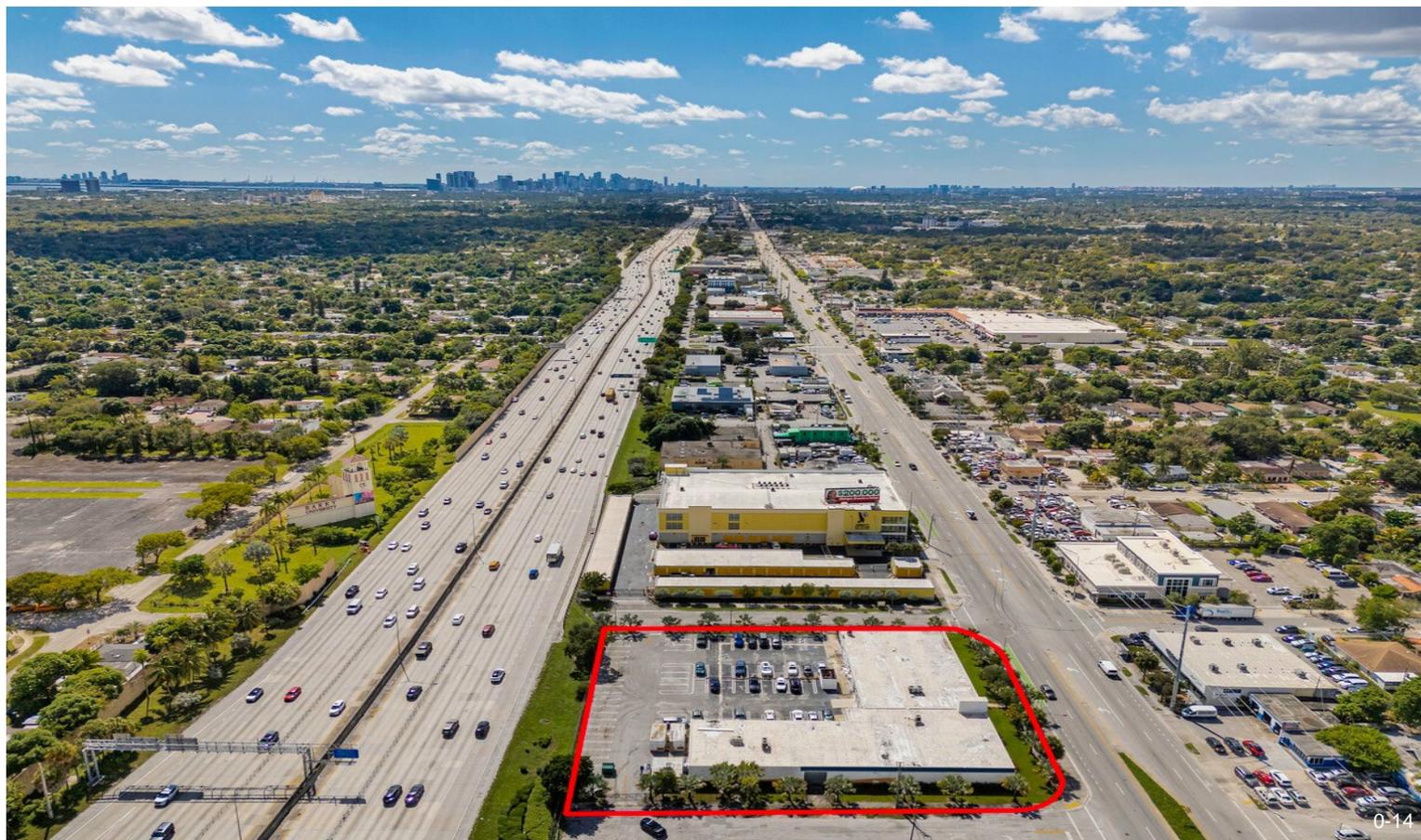
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# Property Photos



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