

**AVISON
YOUNG**

DESIGN DISTRICT

MIDTOWN

WYNWOOD

195

FOR SALE

NW 40th St

NW 2nd Ave

BUENA VISTA CENTRAL

3901 NW 2nd Ave | Miami, FL

Partnership. Performance.

Avison Young is pleased to present Buena Vista Central, containing 35,000 SF of land and roughly 12,000 SF of existing buildings. With frontage to NW 2nd Ave, this property is located at the core of Miami's most dynamic submarkets.

The Design District and Edgewater are positioned to the East, with Wynwood and Midtown to the South, then finally Little River and Little Haiti to the North. It's extremely rare for a piece of land that is this size and in this corridor to be brought to market. It offers a developer or user the opportunity to establish a destination piece of Real Estate, in a market with challenging barriers to entry.

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BUENA VISTA CENTRAL

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INVESTMENT HIGHLIGHTS

An opportunity to acquire a tremendous piece of Real Estate just West of the flourishing Design District and along one of Miami's most travelled arteries in NW 2nd Ave.



The Property has the potential to be both redeveloped and/or repositioned. It is the perfect opportunity for an owner/user to establish their headquarters within close proximity to the Design District and recapture income on the balance of the project.



The Property is ripe for establishing a transformative commercial destination that will offer tenants a nearby alternative, with much more advantageous pricing, while still being central to all the bustling neighborhoods to the East and South.



The assemblage is a contiguous 35,000 SF. The two largest folios are T4-O, front NW 2nd Ave, and total 25,000 SF. The two East folios total 10,000 SF and are zoned T3-L. The zoning is liberal for a variety of uses.



The location of the property is superb, possessing frontage along NW 2nd Ave, one of Miami Dade County's most trafficked arteries, which flows unimpeded through the Wynwood neighborhood to the South.



The property also enjoys superior access via the highway. Drivers can leverage I-95 and the Julia Tuttle Causeway to exit onto North Miami a few blocks from the property.



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