

# REDEVELOPMENT / RELIGIOUS PROPERTY FOR SALE

910 NE 132ND STREET | NORTH MIAMI, FL 33161



## DESCRIPTION

The subject property consists of a church facility located in North Miami, FL. There are three religious use buildings on the property, totaling 22,351± SF built between 1948 and 1969. The property is located near a commercial district and residential housing.

Combined the parcels measure 2.31± AC, with the larger parcel zoned Public Use and the vacant lot parcel zoned Single-Family Residential.

Portions of the property can be seen from West Dixie Highway, which 18,900± vehicles travel per day (2022 statistic).

## PROPERTY DETAILS

ADDRESS	910 NE 132nd Street North Miami, FL 33161
PARCEL ID	06-2229-049-0230, 06-2229-049-0750
ACREAGE	2.31 ± AC
TOTAL BUILDING SF	22,351± SF
NO. OF BUILDINGS	3
SEATING CAPACITY	297±
COUNTY	Miami-Dade
ZONING	Public Use District / R-2 Single-Family
PRICING	Currently Requesting Offers

FOR MORE INFORMATION, PLEASE CONTACT:

CARLIN BEEKMAN | **407.540.7789**  
Vice President  
Carlin.Beekman@foundrycommercial.com  
Licensed Real Estate Broker

MATT MESSIER, SIOR, CCIM | **407.540.7718**  
Principal, Managing Director  
Matt.Messier@foundrycommercial.com  
Licensed Real Estate Broker

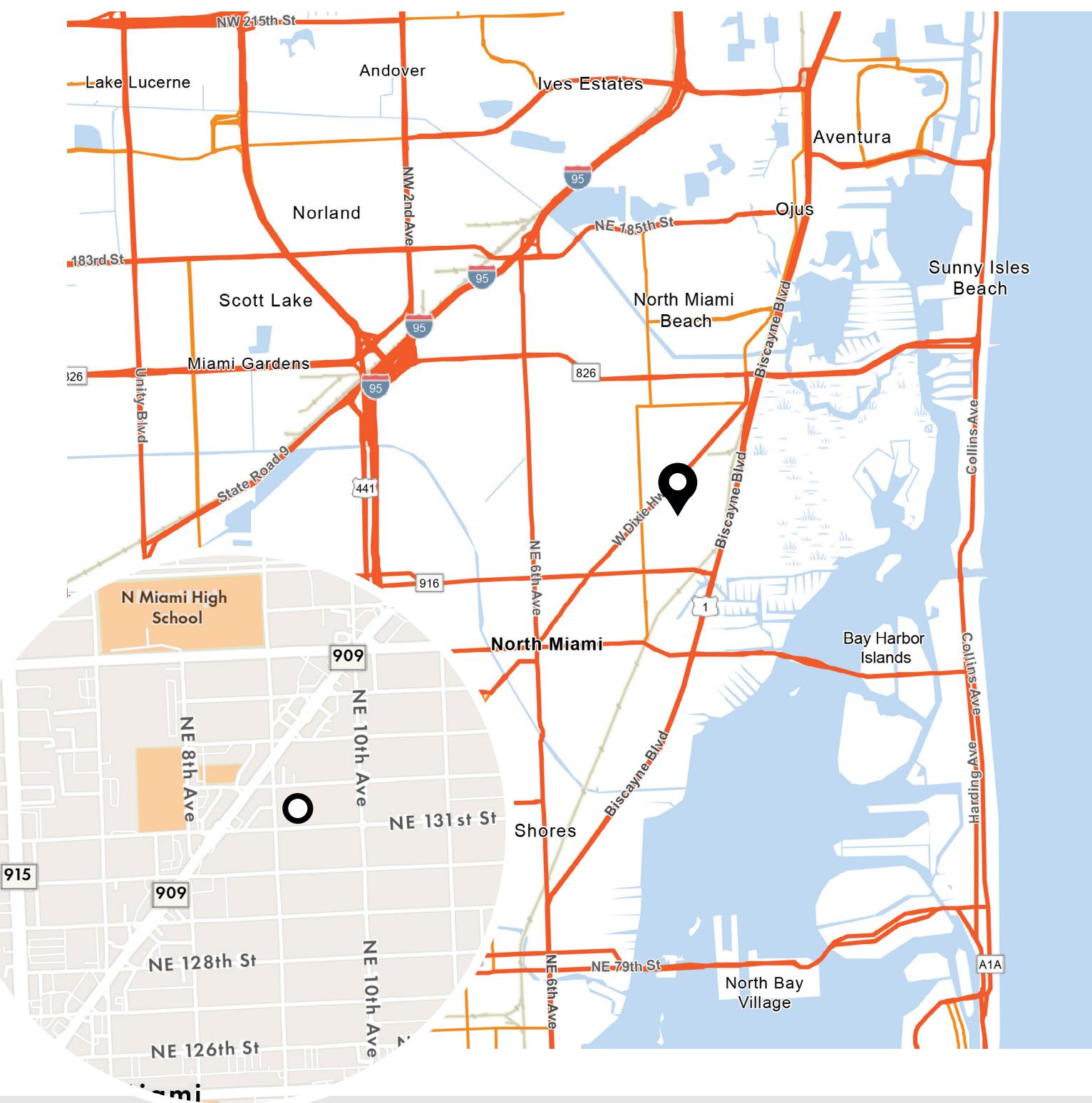
Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

**FOUNDRY**  
COMMERCIAL

MISSION  
PROPERTY  
GROUP

[foundrycommercial.com](http://foundrycommercial.com)

## LOCATION



FOR MORE INFORMATION, PLEASE CONTACT:

**CARLIN BEEKMAN | 407.540.7789**  
 Vice President  
 Carlin.Beekman@foundrycommercial.com  
 Licensed Real Estate Broker

**MATT MESSIER, SIOR, CCIM | 407.540.7718**  
 Principal, Managing Director  
 Matt.Messier@foundrycommercial.com  
 Licensed Real Estate Broker

**FOUNDRY**  
 COMMERCIAL

MISSION  
 PROPERTY  
 GROUP

Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

[foundrycommercial.com](http://foundrycommercial.com)

## PROPERTY PHOTOS



EXTERIOR



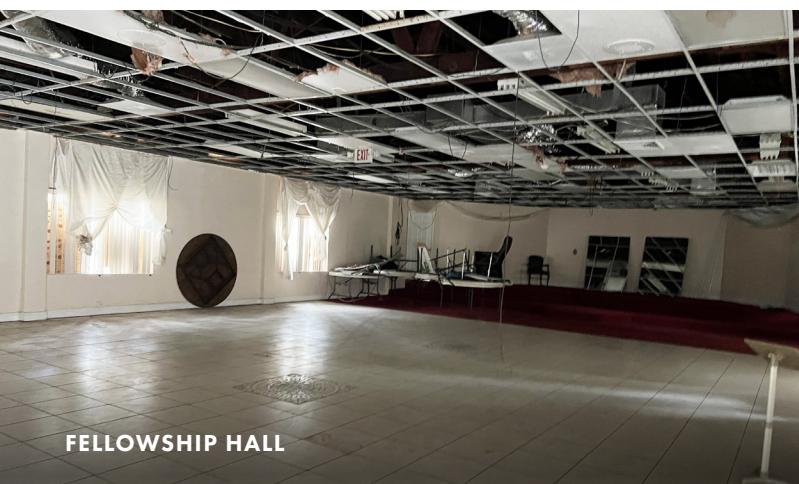
SANCTUARY



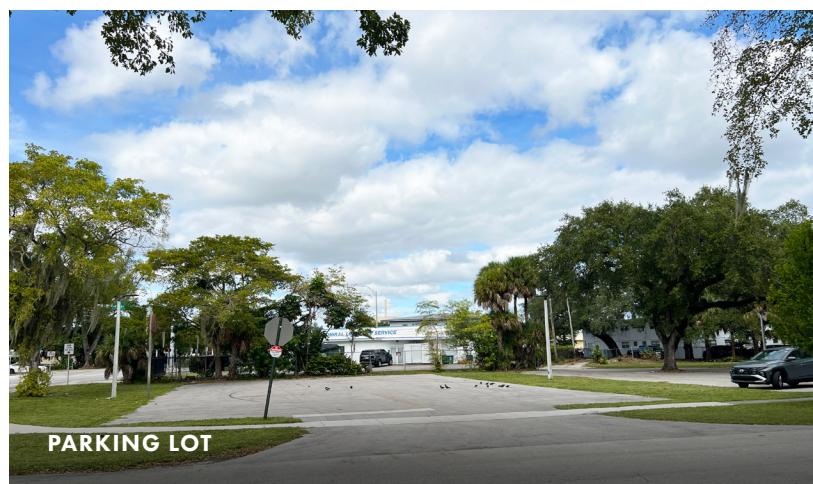
EXTERIOR



MEETING ROOM



FELLOWSHIP HALL



PARKING LOT

FOR MORE INFORMATION, PLEASE CONTACT:

**CARLIN BEEKMAN | 407.540.7789**  
 Vice President  
 Carlin.Bekman@foundrycommercial.com  
 Licensed Real Estate Broker

**MATT MESSIER, SIOR, CCIM | 407.540.7718**  
 Principal, Managing Director  
 Matt.Messier@foundrycommercial.com  
 Licensed Real Estate Broker

Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

**FOUNDRY**  
 COMMERCIAL

MISSION  
 PROPERTY  
 GROUP

[foundrycommercial.com](http://foundrycommercial.com)

## ZONING AND LAND USE



### ZONING

- PUBLIC USE DISTRICT
- SINGLE-FAMILY
- COMMERCIAL
- MULTI-FAMILY



### FUTURE LAND USE

- COMMUNITY FACILITY
- LOW DENSITY RESIDENTIAL
- PLANNED CORRIDOR DEVELOPMENT OVERLAY
- HIGH DENSITY RESIDENTIAL



### OVERLAY

- NEIGHBORHOOD REDEVELOPMENT OVERLAY

Please see the North Miami Municipal Code for more information.

#### FOR MORE INFORMATION, PLEASE CONTACT:

**CARLIN BEEKMAN | 407.540.7789**  
Vice President  
Carlin.Beekman@foundrycommercial.com  
Licensed Real Estate Broker

**MATT MESSIER, SIOR, CCIM | 407.540.7718**  
Principal, Managing Director  
Matt.Messier@foundrycommercial.com  
Licensed Real Estate Broker

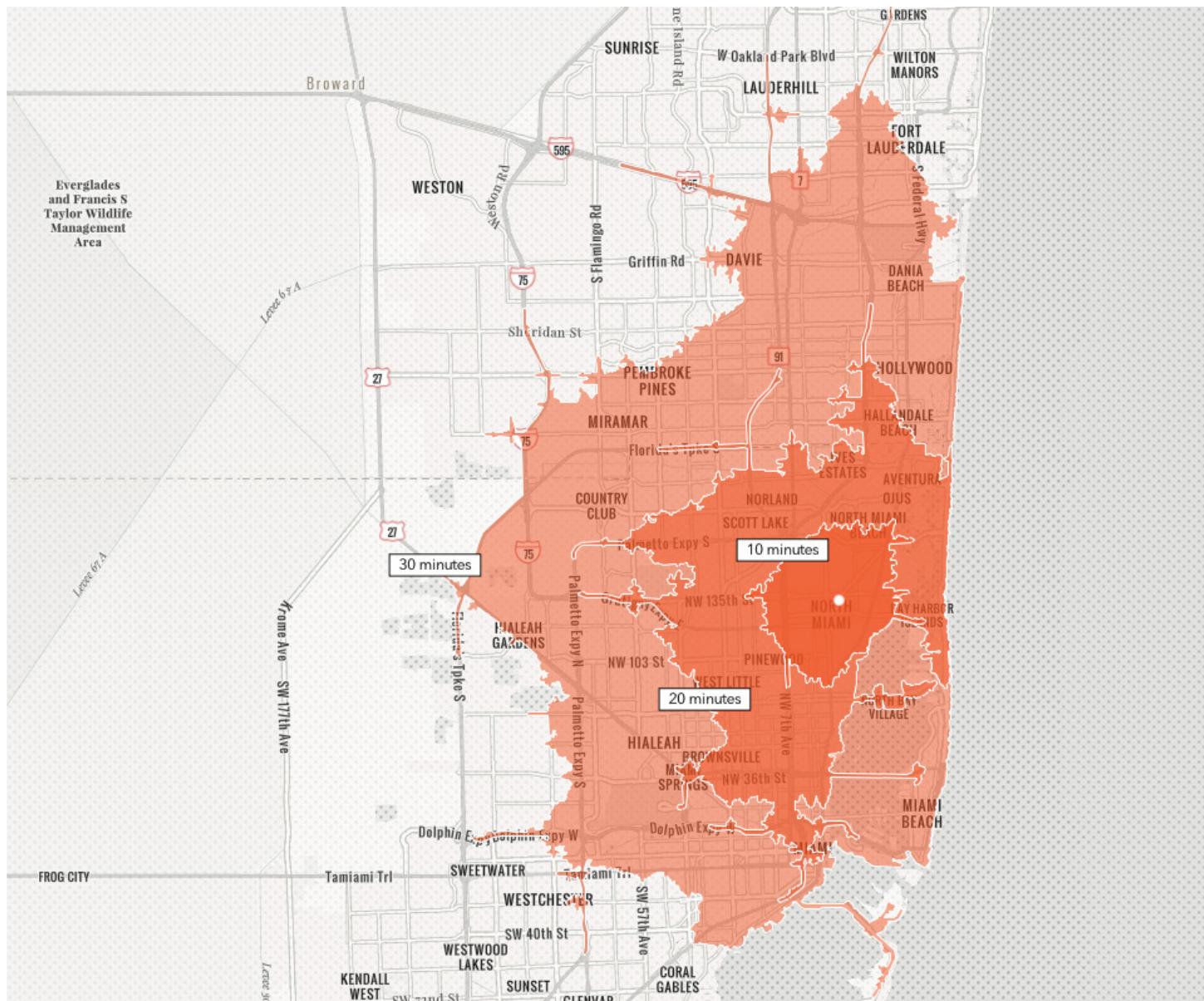
Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

**FOUNDRY**  
COMMERCIAL

MISSION  
PROPERTY  
GROUP

[foundrycommercial.com](http://foundrycommercial.com)

## DRIVE TIMES



18,900± 

2022 ANNUAL DAILY TRAFFIC COUNT - WEST DIXIE HIGHWAY  
PROPERTY IS LOCATED NEAR INTERSECTION OF NE 132ND STREET AND WEST DIXIE HIGHWAY

FOR MORE INFORMATION, PLEASE CONTACT:

CARLIN BEEKMAN | **407.540.7789**  
Vice President  
Carlin.Beekman@foundrycommercial.com  
Licensed Real Estate Broker

MATT MESSIER, SIOR, CCIM | **407.540.7718**  
Principal, Managing Director  
Matt.Messier@foundrycommercial.com  
Licensed Real Estate Broker

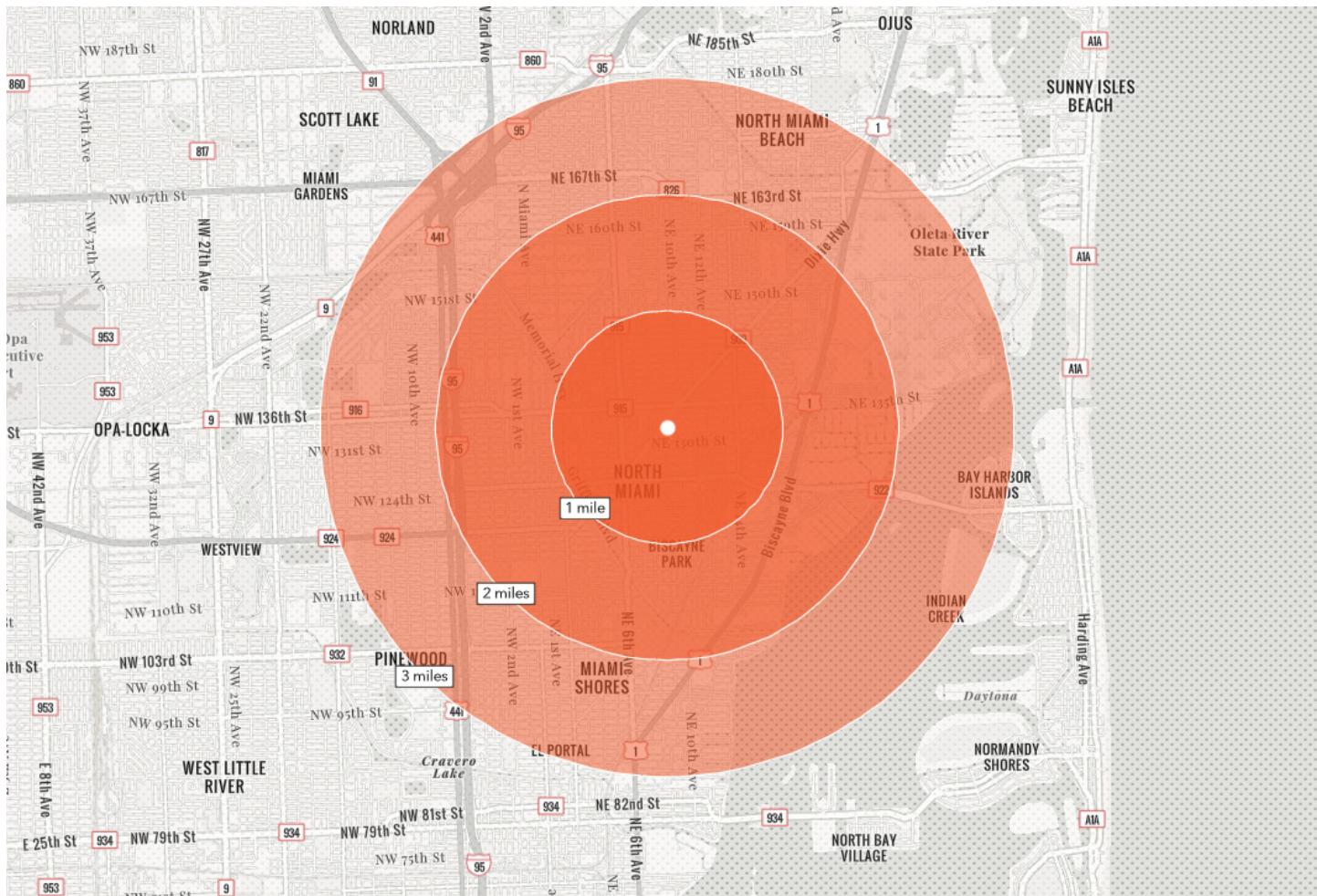
Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

**FOUNDRY**  
COMMERCIAL

MISSION  
PROPERTY  
GROUP

[foundrycommercial.com](http://foundrycommercial.com)

## DEMOGRAPHICS



### 1 MILE RADIUS

	<b>34,120</b> ESTIMATED POPULATION 2025
	<b>37.6</b> MEDIAN AGE
	<b>\$420,162</b> MEDIAN HOME VALUE 2025
	<b>10,199</b> TOTAL EMPLOYEES
	<b>\$73,739</b> AVG HOUSEHOLD INCOME

### 2 MILE RADIUS

	<b>109,202</b> ESTIMATED POPULATION 2025
	<b>37.7</b> MEDIAN AGE
	<b>\$488,946</b> MEDIAN HOME VALUE 2025
	<b>38,595</b> TOTAL EMPLOYEES
	<b>\$93,381</b> AVG HOUSEHOLD INCOME

### 3 MILE RADIUS

	<b>188,050</b> ESTIMATED POPULATION 2025
	<b>37.7</b> MEDIAN AGE
	<b>\$505,930</b> MEDIAN HOME VALUE 2025
	<b>74,222</b> TOTAL EMPLOYEES
	<b>\$96,096</b> AVG HOUSEHOLD INCOME

FOR MORE INFORMATION, PLEASE CONTACT:

**CARLIN BEEKMAN | 407.540.7789**  
Vice President  
Carlin.Bekman@foundrycommercial.com  
Licensed Real Estate Broker

**MATT MESSIER, SIOR, CCIM | 407.540.7718**  
Principal, Managing Director  
Matt.Messier@foundrycommercial.com  
Licensed Real Estate Broker

Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

**FOUNDRY**  
COMMERCIAL

MISSION  
PROPERTY  
GROUP

[foundrycommercial.com](http://foundrycommercial.com)