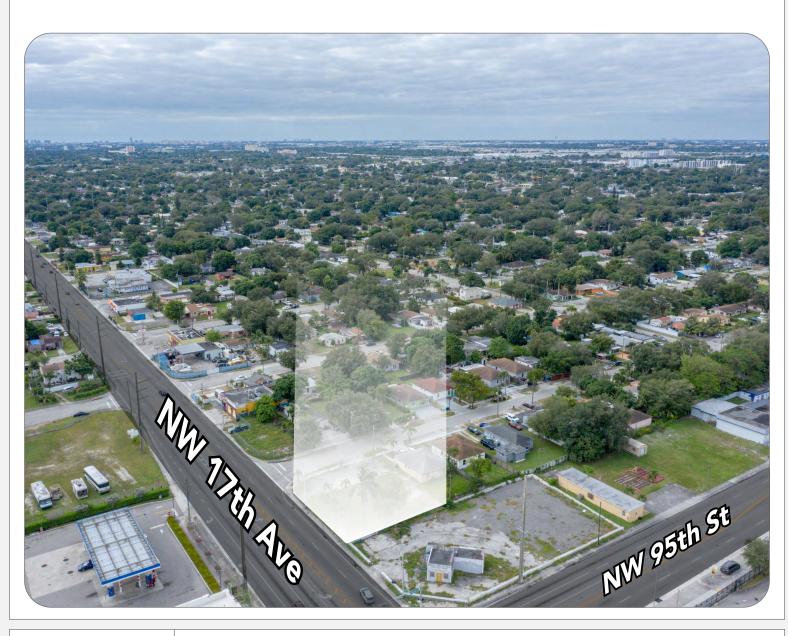
WEST LITTLE RIVER MANUEL MAN

9400 NW 17th Ave, Miami, Florida 33147

PRIME MIXED-USE DEVELOPMENT SITE







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9400 NW 17th Ave

PROPERTY OVERVIEW

TOTAL LOT SIZE:

9,870 SF ±

SALES PRICE:

\$625,000

ZONING:

UC Center Mixed Use Corridor (MC)

(2)

LOCATION:

High-traffic corridor with excellent visibility



PROXIMITY TO KEY LANDMARKS

- Proximity to Key Landmarks:
- **North Shore Medical Center:** Ideal for medical offices or healthcare-related businesses.
- Major Roads: Easy access to NW 7 Ave, NW 27 Ave, and I-95.
- Rapidly Growing Area: Positioned in an up-and-coming part of Miami, with strong development potential.



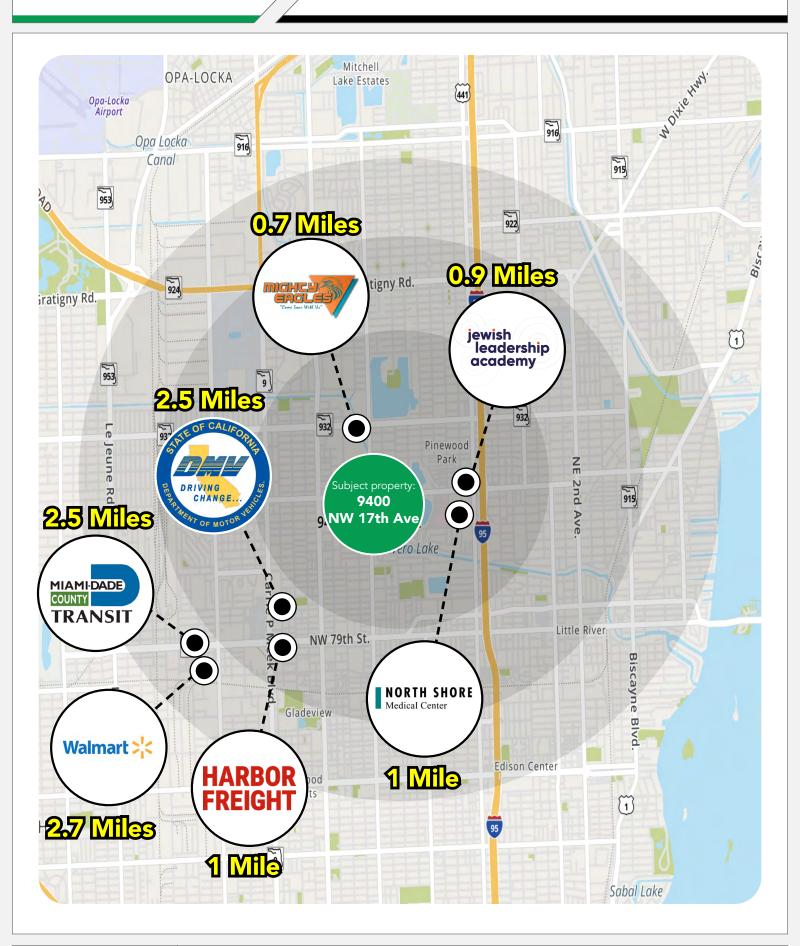


WHY INVEST?

- Versatile Zoning: Suitable for retail, office spaces, residential units, or a combination of all three.
- Excellent Visibility: Located on a busy urban corridor, perfect for attracting businesses and tenants.
- **Future Growth:** Take advantage of Miami's increasing demand for mixed-use spaces.



LANDMARKS





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INVESTMENT POTENTIAL

This property offers a unique opportunity for developers and investors to capitalize on its prime location, flexible zoning, and potential for high returns. Whether you envision retail shops, residential units, or office spaces, this site is ready for your vision.



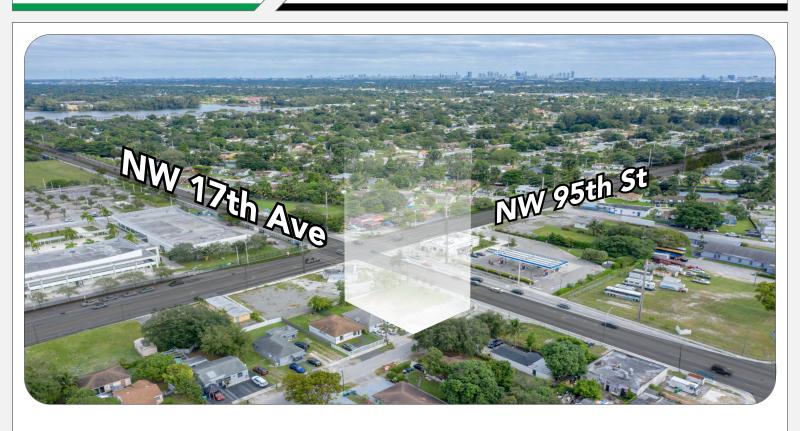


CONTACT US TODAY

For more information or to schedule a tour.

Don't Miss This
Opportunity to Invest
in Miami's Future!

CONTACT US





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