

MIDTOWN

301 NW 36th St, Miami, Florida 33127

FREESTANDING
COMMERCIAL PROPERTY





FOR SALE

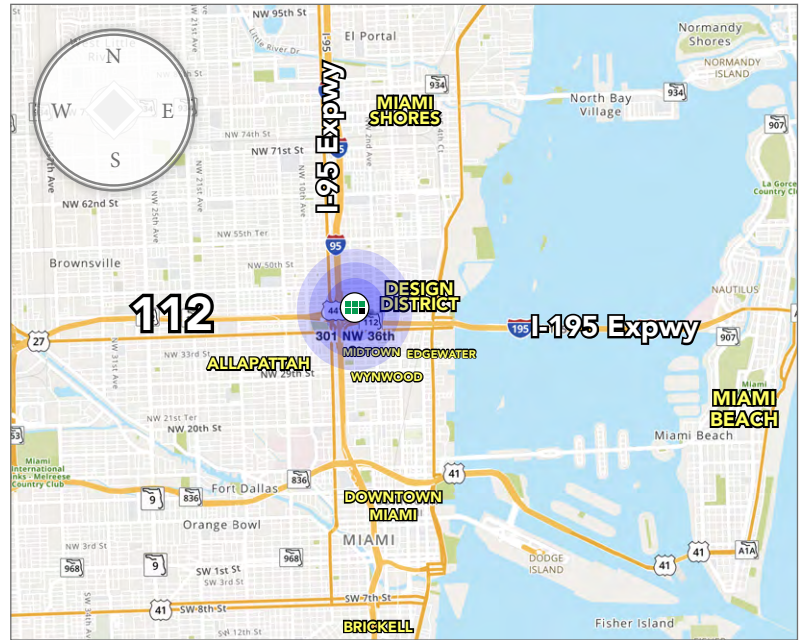
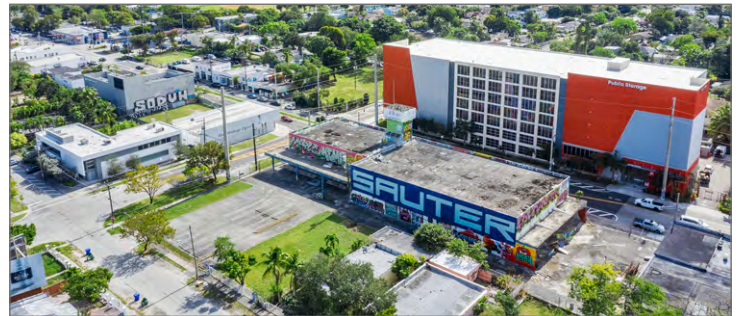


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Chariff Realty Group is proud to present 301 NW 36th Street Miami, FL 33127 a 21,785-square-foot building situated on over an acre of prime land within the coveted Wynwood Norte NRD-2 Overlay. Zoned T-6-8-O, this property offers the potential for approximately 162 units by right, making it an ideal site for mixed-use development or an owner-user looking to capitalize on Wynwood Norte's unparalleled growth and accessibility.

- 14ft and 20 ft clear ceiling height
- Building offers great infrastructure for a adaptative reuse of the premises
- Ideal for a mixed use future development site
- Exposure on both NW 36th St and 1-95 with over 140,000 daily commuters
- Located within "Wynwood Norte" Overlay
- Parking reductions available for a future development
- Great for an Owner/User looking to have a central office with over 40 parking spaces

	Adjusted Area:	21,785 SF +/-
	Total Lot Size:	47,185 SF +/-
	Sales Price:	\$14,900,000
	Zoning:	T6-8-O



 <p>www.chariff.com</p>	<p>Luis Guevara Realtor Associate (786) 487-5402 luis@chariff.com</p>	<p>Lyle Chariff President/Broker (305) 576-7474 lyle@chariff.com</p>	<p>Mauricio Zapata Principal/Broker (305) 576-7474 mauricio@chariff.com</p>	<p>Page 2</p> <p> @chariff</p> <p> @chariff</p> <p> @chariffrealty</p>
	305-576-7474	5801 Biscayne Blvd Miami, Florida 33137	info@chariff.com	

BUILDING INTENSITY

Dwelling Units per Acre	150 du/acre
Dwelling Units Allowed	162 Units
Maximum Commercial Area	235,925 ft
Maximum Office Area	235,925 ft
Maximum Commercial Establishment Area	55,000 ft
FLR	5
Maximum Built Area	235,925 ft
Maximum Building Footprint	37,750
Lot Coverage	80%
Minimum Open Space	10%

HEIGHT LIMITATIONS




Total Building Height	8 Levels
Principal Building Max	8 Levels
Principal Building Minimum	2 Levels

PERMITTED USES BY RIGHT

- **Retail**
- **Live-Work**
- **Office**
- **Hotel**
- **Recreation Center**
- **F&B**
- **Place of Assembly**
- **Learning Center**
- **Padel / Pickleball Courts**

Total Building Area 235,924 ft

Total Building Height	7 Levels
Maximum Building Footprint	37,750 ft
Minimum Linear Footprint	13,699 ft
Common Space Area	28,165 ft
Lot Coverage	80%
FLR	5

	Residential 129,404 ft
	Commercial 11,417 ft
	Parking 204 Spaces

Residential Area Net 129,404 ft

Residential Units	160 DU
Residential Units Average Size	809 ft
Residential Height (Levels)	6 Levels

Commercial Area Net 11,417 ft

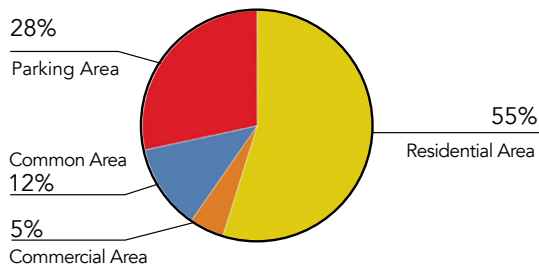
Commercial Height (Levels)	1 Level
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Parking Area 66,939 ft

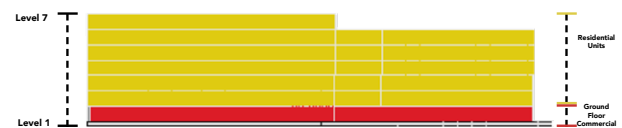
Total Parking Required	204 Spaces
Total Shared Parking Required	200 Spaces
Parking Structure Height	3 Levels
Total Provided Parking Capacity	204 Spaces
Parking Structure Capacity	204 Spaces
Parking Structure Area	66,939 ft



Building Uses






View Facing North



Total Building Area

Total Building Height	7 Levels
Maximum Building Footprint	37,750 ft
Minimum Linear Footprint	13,699 ft
Common Space Area	24,446 ft
Lot Coverage	80%
FLR	5

	Office Area 129,404 ft
	Commercial 11,417 ft
	Lot 47,185 SF

Office Area Net

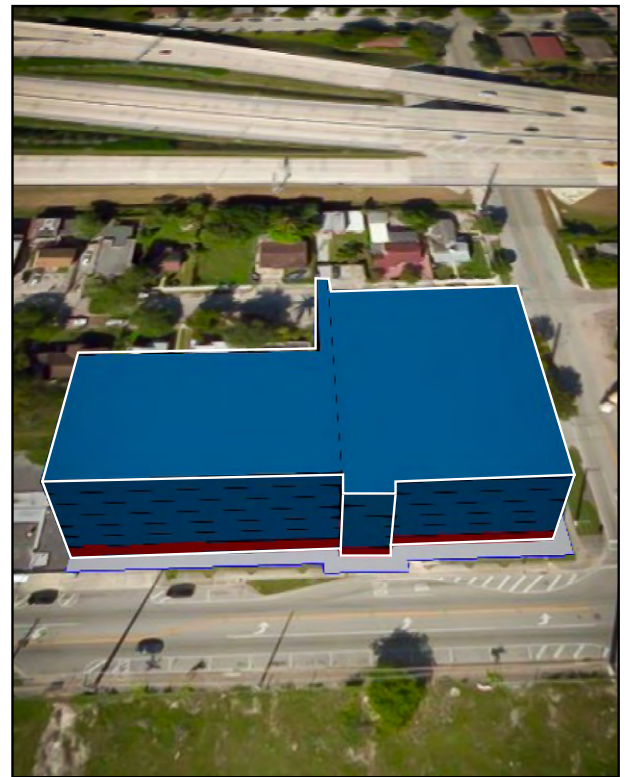
Office Area	110,809 ft
Office Height (Levels)	6 Levels

Commercial Area Net

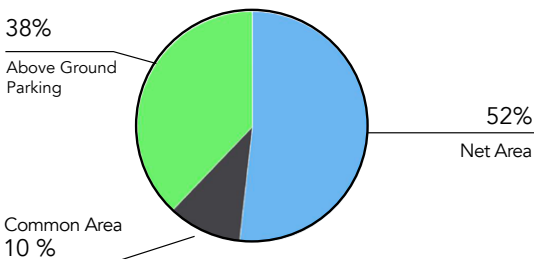
Commercial Area	11,417 ft
Commercial Height Levels	1 Level

Parking Area **66,939 ft**

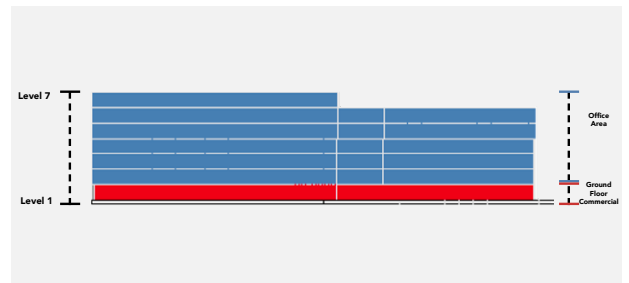
Total Parking Required	258 Spaces
Total Shared Parking Required	254 Spaces
Parking Structure Height	4 Levels
Total Provided Parking Capacity	290 Spaces
Parking Structure Capacity	272 Spaces
Parking Structure Area	89,253 ft



Building Efficiency



View Facing North















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