

# Freestanding Office Building Miami Gardens, FL



*For Sale*



## 20450 NW 2nd Avenue Miami Gardens, FL 33169

JLL South Florida is pleased to exclusively offer for sale this freestanding office building in Miami Gardens, FL. Formerly the home to a host of local radio stations, this property is an excellent opportunity to be utilized as-is for audio/video production and broadcast, music studios or repurposed for a different use. The current zoning allows for a variety of commercial uses, select recreation and entertainment uses, mixed residential and commercial uses, select public and institutional uses, and places of assembly.

Located just north of the Golden Glades interchange connecting I-95, the Florida Turnpike, 441 and the 826, this property boasts great accessibility and ease of travel to all parts of South Florida. The City of Miami Gardens is a solid working and middle class community of unique diversity and the home to Hard Rock Stadium, St. Thomas University, Florida Memorial University and Calder Race Track. The city is bordered by Broward County to the north, North Miami Beach to the east and Opa-Locka to the south.

For more information, contact:

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### General overall property highlights

Address	20450 NW 2nd Avenue, Miami Gardens, FL 33169
Location	NW corner of NW 2nd Ave (441) & 204th Terrace
Folio #	34-1136-002-0101
Land size	78,000 SF (1.79 acres), m/l
Building Size	18,726 SF, m/l
Built	1970
Current Zoning	PCD - Planned Corridor Development (Miami Gardens)
Primary Land use	1713 Office Building - One Story Office Building
Parking	89 spaces, gated
Flood Zone	AE
Real Estate Taxes	\$56,340.26 (2018)
Asking Price	\$2,500,000



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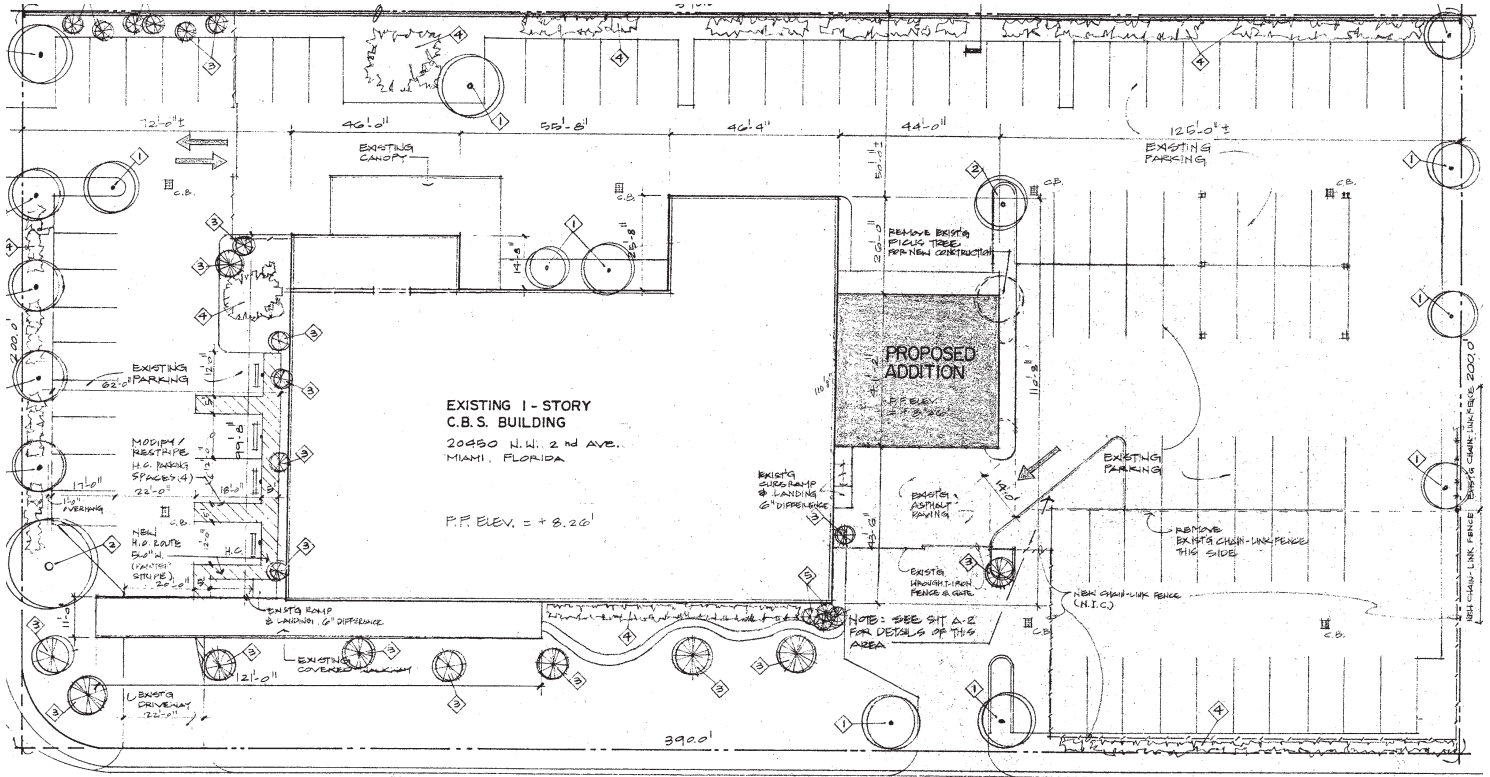
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## Site Plan

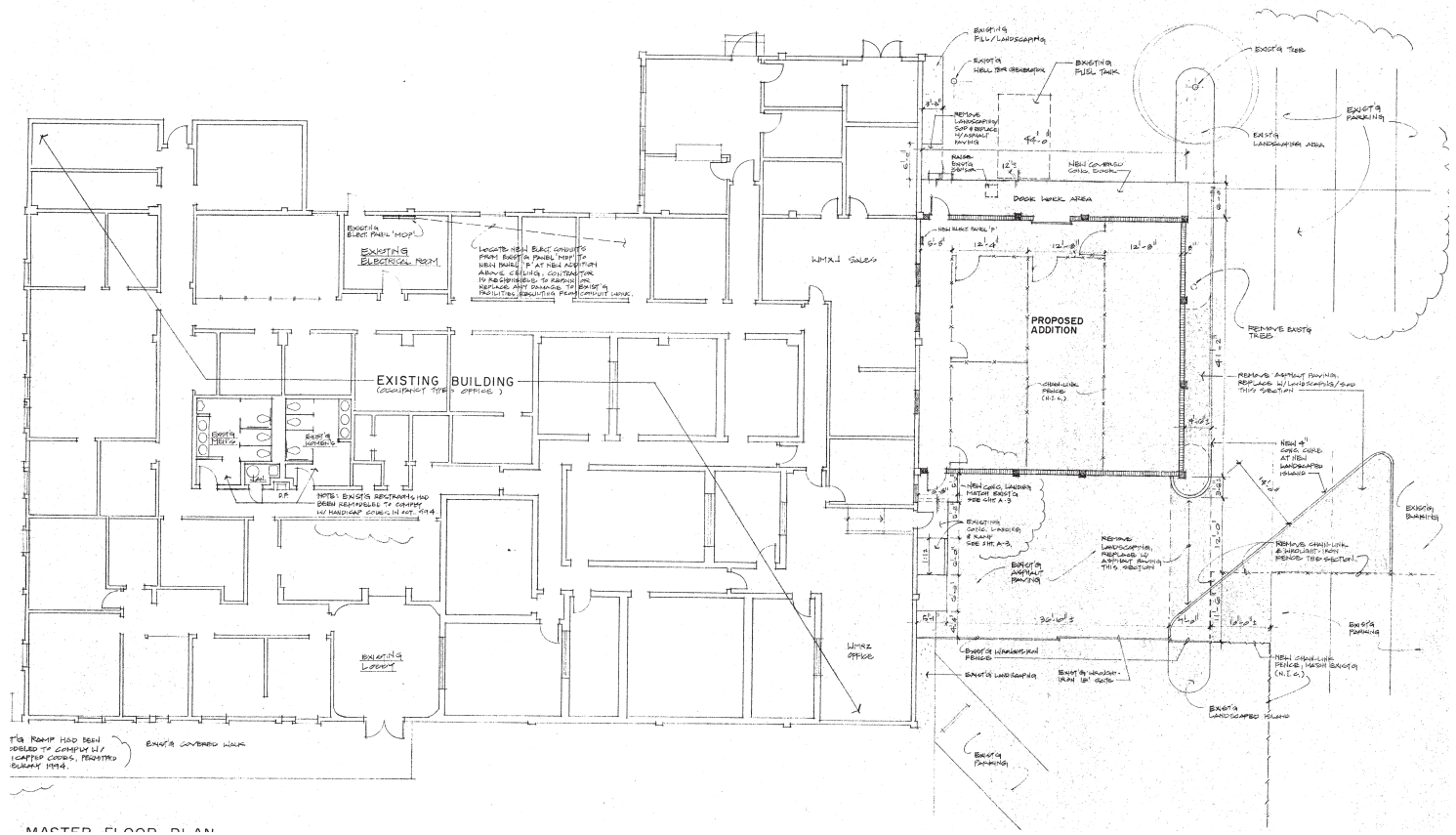




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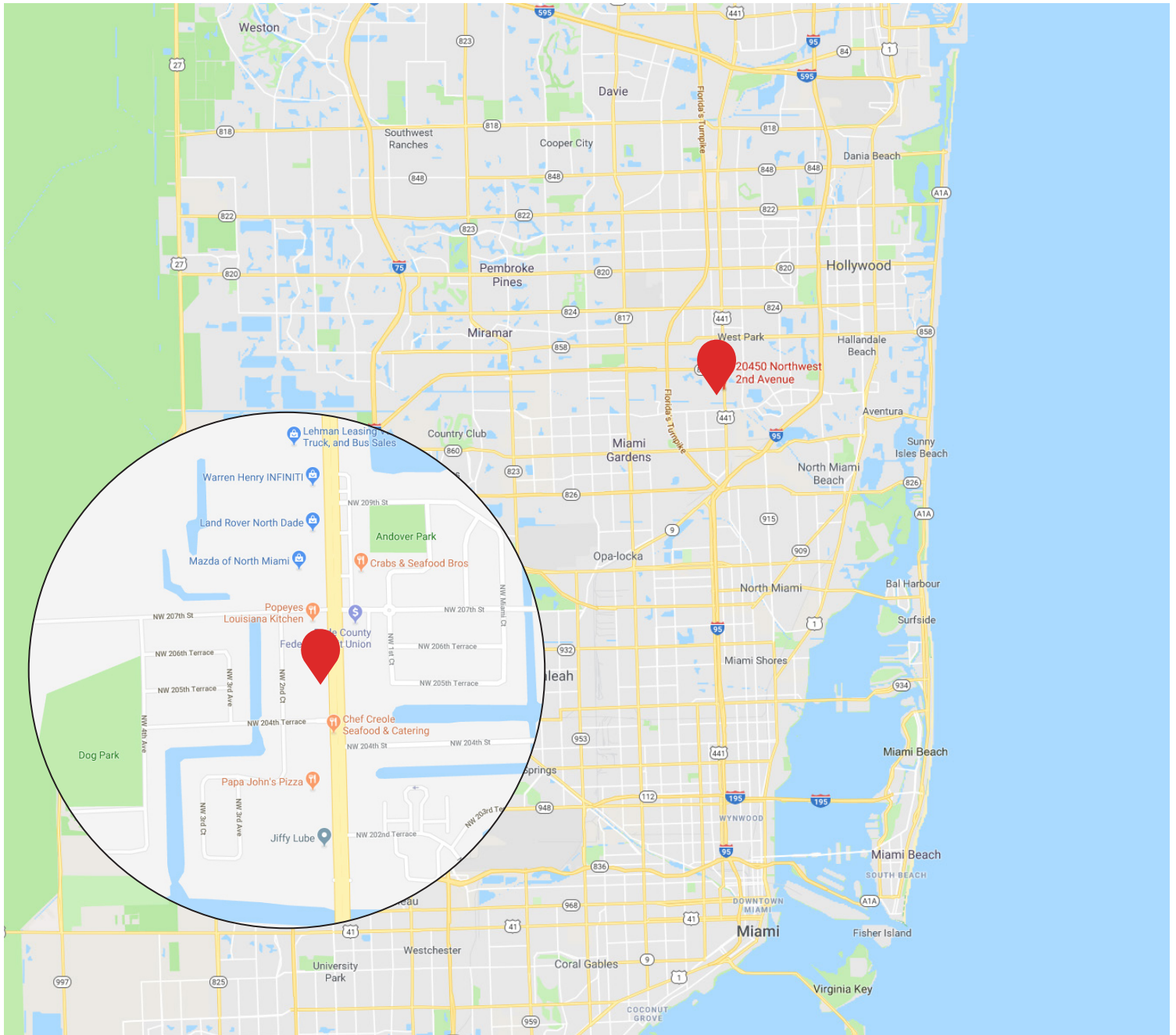
## Floor Plan



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