

2845 SW 37th Court

Miami, FL 33134

THE **Keyes** CO.



FOR MORE INFORMATION, PLEASE CONTACT:

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Vice President

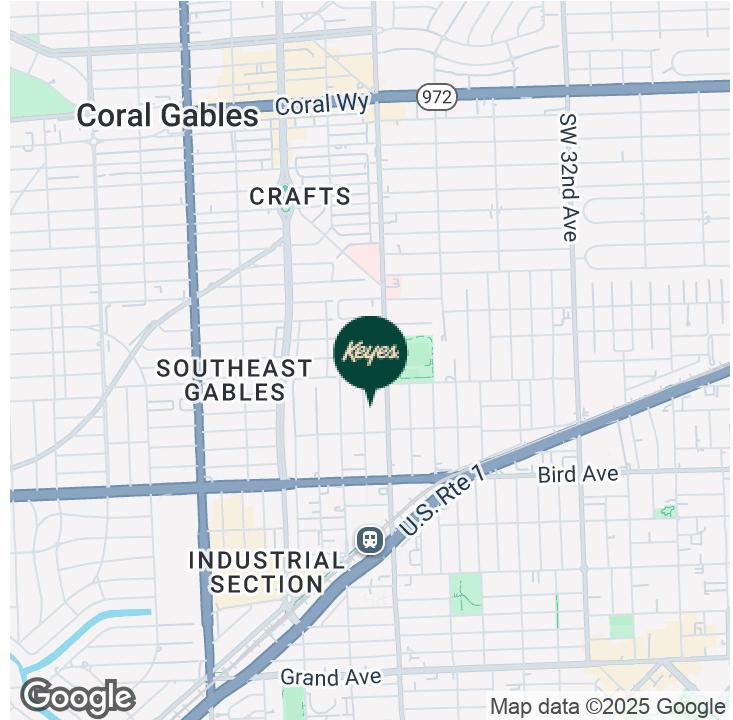
Keyes Commercial

2423 Le Jeune Road
Coral Gables, FL 33134

P: 305.443.7423

www.keyescommercial.com

Executive Summary



OFFERING SUMMARY

Sale Price:	\$995,000
Building Size:	1,669 SF
Lot Size:	7,294 SF
Number of Units:	2
Price / SF:	\$0.00
Year Built:	1949
Zoning:	T3-O
Market:	Miami
Submarket:	Gables Edge

PROPERTY OVERVIEW

This property is an existing duplex situated within the T3-O zoning district, a residential transect that supports low-intensity, neighborhood-scale living. The current structure contains two legal living units, consistent with its building use classification and its Residential existing land-use designation.

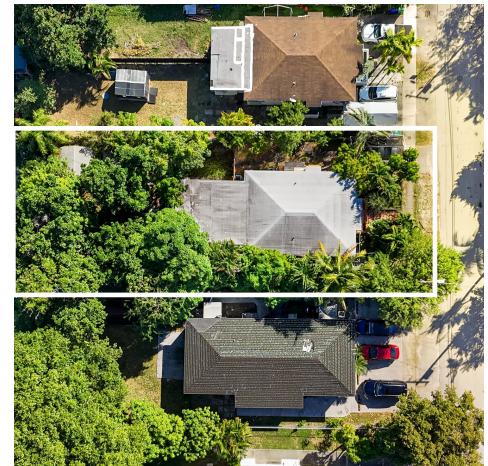
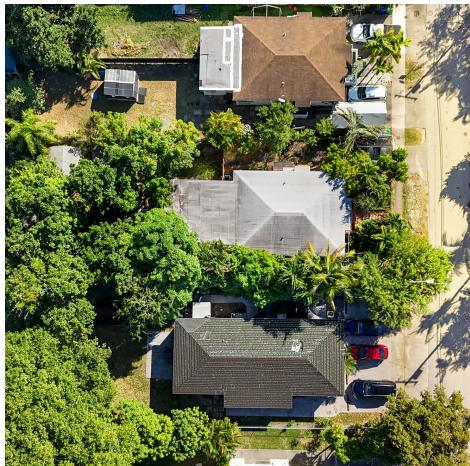
The Municipal Future Land Use for the site is Duplex – Residential, confirming that continued use as a two-unit residential property aligns with long-term planning objectives. The site benefits from permitted Duplex Residential use, with no special waivers required other than allowance for Disabled Active Frontage, and is governed by development standards that protect neighborhood character while allowing reasonable reinvestment or improvement.

Within these parameters, the existing duplex conforms well to zoning expectations, and the site allows flexibility for renovation, expansion, or continued operation as a two-residence structure. The regulatory framework supports modest intensification while ensuring compatibility with the surrounding residential neighborhood. As a result, the highest and best use of the property remains its current configuration as a two-unit residential dwelling, fully aligned with both zoning entitlements and future land-use policy.

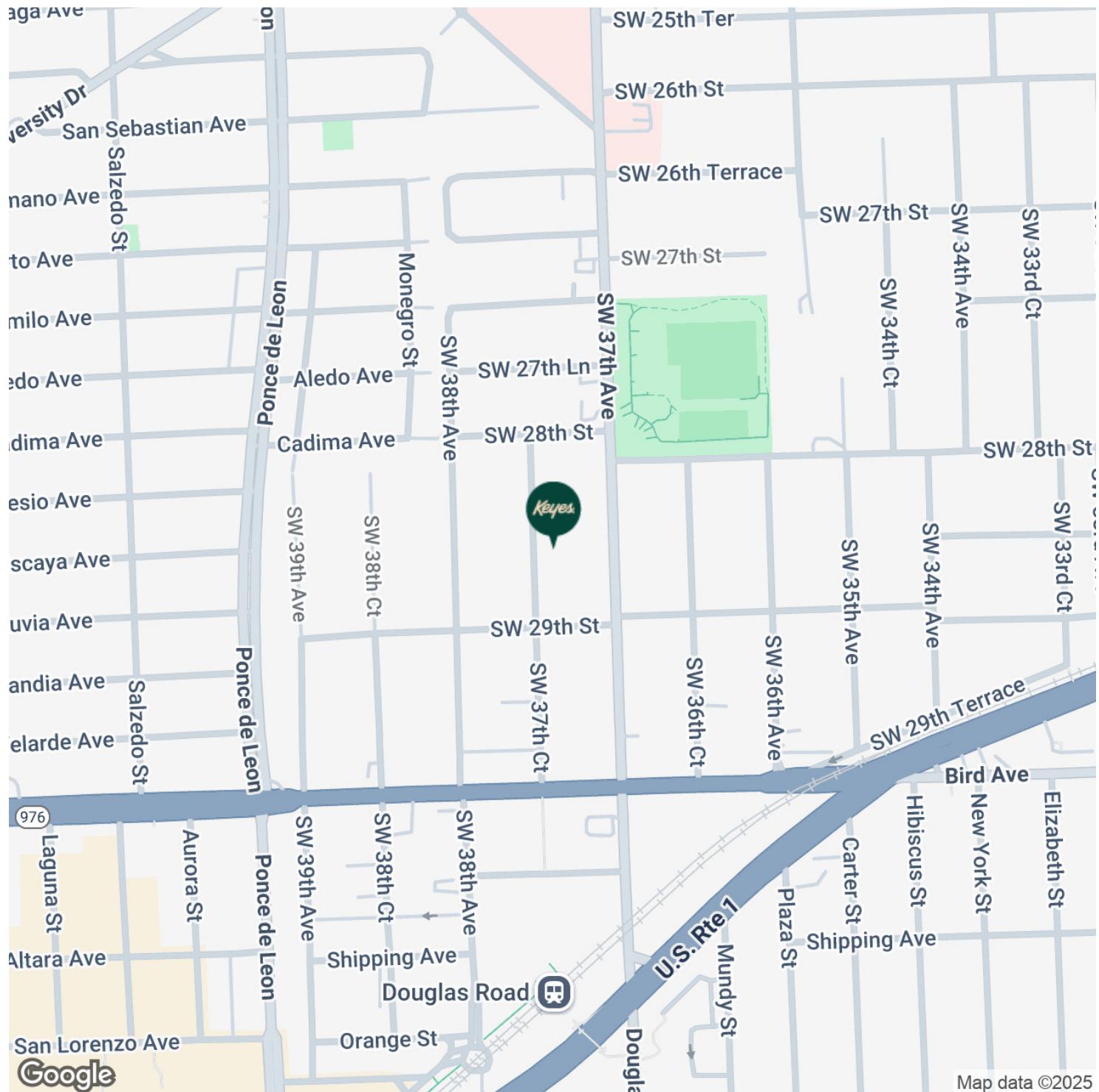
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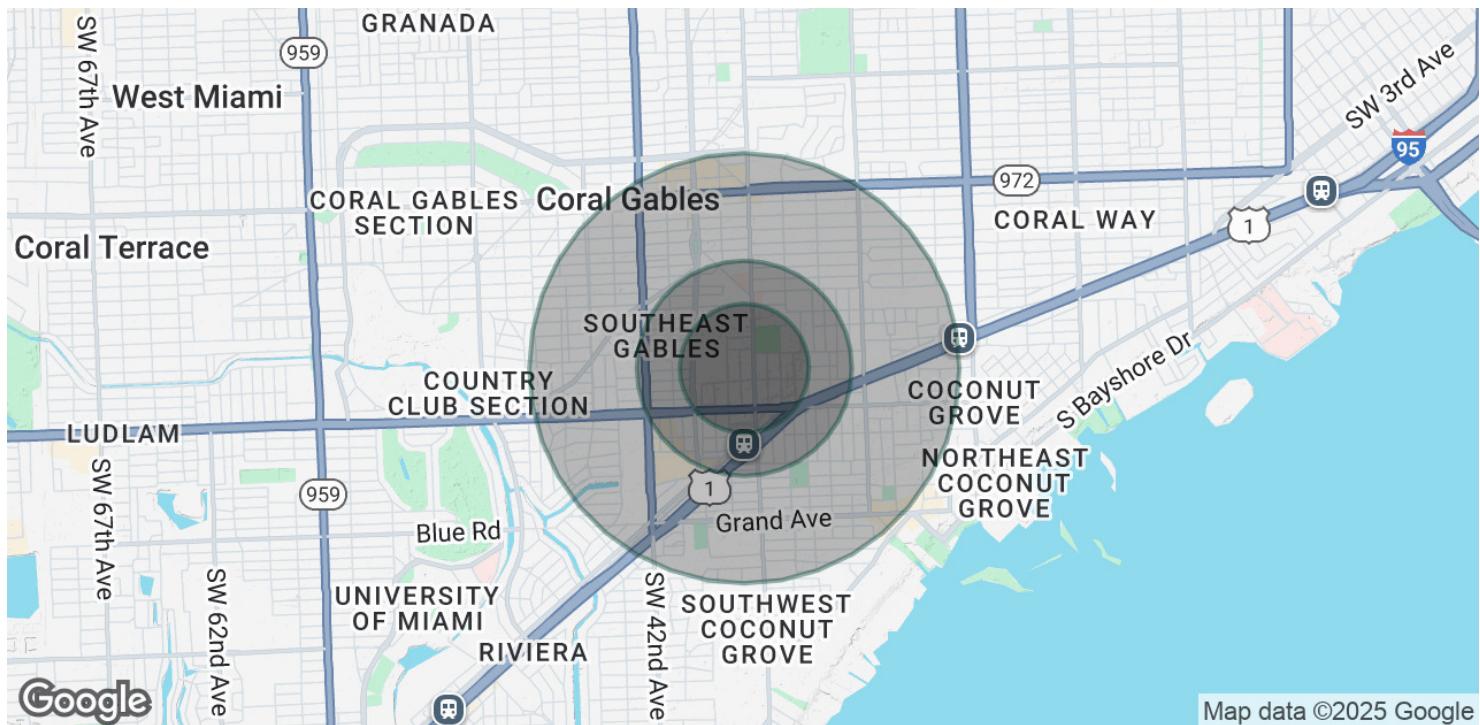
Additional Photos



Location Map



Demographics Map & Report



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,734	8,654	31,316
Average Age	41	42	43
Average Age (Male)	40	41	42
Average Age (Female)	43	44	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,514	3,662	13,863
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$97,369	\$98,305	\$119,206
Average House Value	\$723,528	\$709,492	\$757,633

Demographics data derived from AlphaMap