



Land

# ± 1.05-Acre Commercial Land

For More Information

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## GROUND LEASE

1401 NW 108th Avenue | Miami, FL 33172

Total Available: 1.05 Acres (45,804 SF)  
Lease Rate & Type: \$17,900/month plus ±\$0.74/SF property taxes,  
Modified Gross, Negotiable

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**NAI** Miami  
Fort Lauderdale



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## Property Features

- Folio Numbers: 25-3031-000-0641 and 25-3031-000-0642
- Zoning: C-3
- Lot is enclosed with a white fence
- Perfect corner lot for car, truck, equipment rental/sales dealership, with ancillary outside storage, hospitality, office, restaurant, retail, multi-family, mixed use centrally located between Florida's Turnpike, Dolphin Expressway (SR-836) and Palmetto Expressway (SR-826)
- Close to car dealerships, Miami International Mall and Dolphin Mall
- Impact fees already paid for developer/tenant to improve and/or for their respective use



# Photos

1401 NW 108th Avenue | Miami, FL 33172





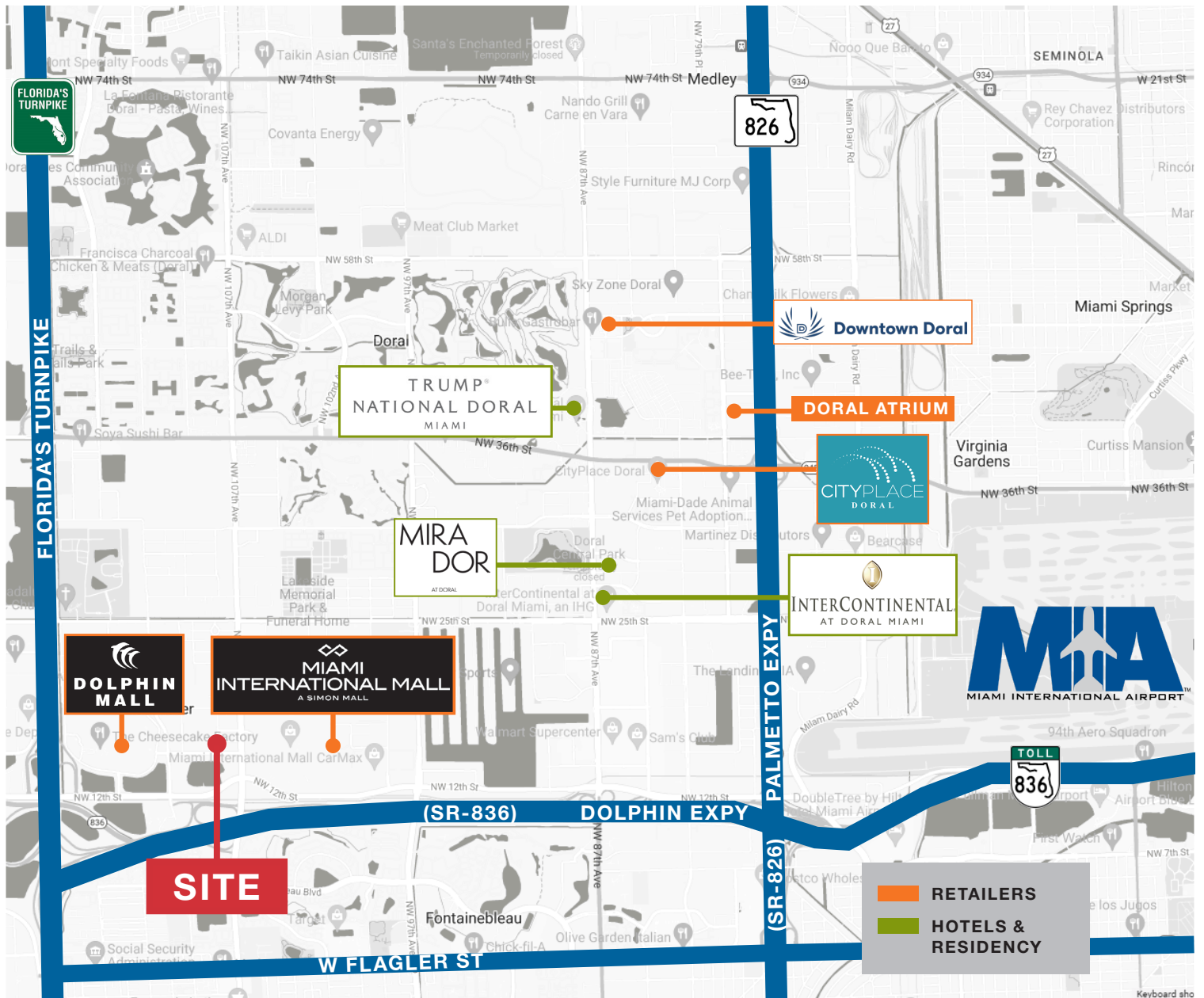
# Survey

1401 NW 108th Avenue | Miami, FL 33172



# Location Map

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## For More Information

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