

# T5-0 DEVELOPMENT SITE

4901-4923 NW 17 AVENUE MIAMI, FL 33142 - 15,135 SF

Wynwood



Allapattah

Health District



NW 17th Ave

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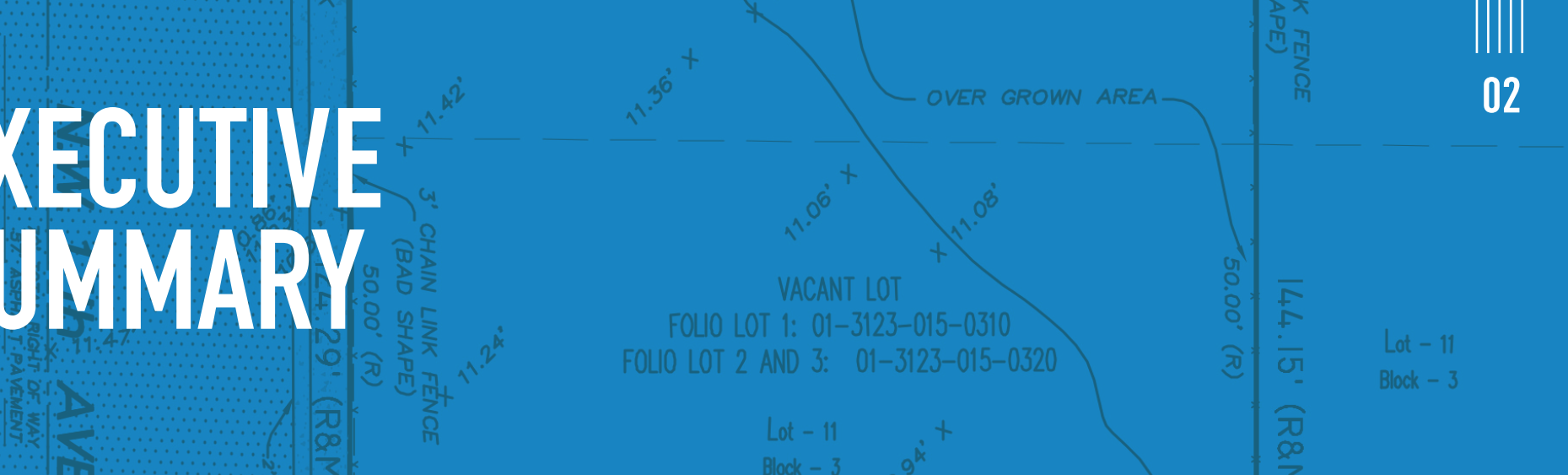
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# EXECUTIVE SUMMARY



## PURCHASE PRICE

\$1,135,000

## ZONING

T5-0 Mixed-Use

## LAND

15,135.75 SF As Per Survey

## PROPERTY ADDRESS

4901 NW 17th Ave.  
4923 NW 17th Ave.  
Miami, Florida 33142

## INVESTMENT TYPE

Development Opportunity

## QUALIFIED OPPORTUNITY ZONE

Yes

## APN

01-3123-015-0310  
01-3123-015-0320

## PRODUCT TYPE

Commercial / Mixed-Use Land

## DENSITY

23 Dwelling Units By Right

# PROPERTY OVERVIEW

This 15,135.75 SQFT assemblage with excellent visibility and accessibility on NW 17th Ave in Miami.



## 4901-4923 NW 17 AVENUE OVERVIEW

This multifamily zoned vacant lot presents an exceptional opportunity for development in one of the city of Miami's most desirable rental markets. Situated on NW 17 Ave and spanning 15,135.75 SF, the property is strategically positioned to cater to the growing demand for rental housing in the area. The Qualified Opportunity Zone designation presents a unique opportunity for investors seeking a high-potential location with long-term value and tax benefits. Zoned T5-0, mix-use commercial, the lot permits the construction of 23 units by right or a combination of retail, office

and residential. This allows developers ample flexibility to design and build to suit market demands. The zoning regulations also support various architectural styles, promoting creativity and diversity in the neighborhood's urban landscape. This corner assemblage has excellent visibility and accessibility with 144 linear feet of frontage on NW 17 Ave you can maximize signage while also providing convenient access to the major transportation thoroughfares and public transit.

## KEY PROPERTY HIGHLIGHTS

- / Corner Lot
- / 144 linear feet of frontage on NW 17th Avenue
- / Zoned T5-0 [\[Additional Info\]](#)
- / Located within a Qualified Opportunity Zone [\[Additional Info\]](#)
- / Convenient access to major transportation thoroughfares and public transit

[VIEW LISTING ONLINE](#)

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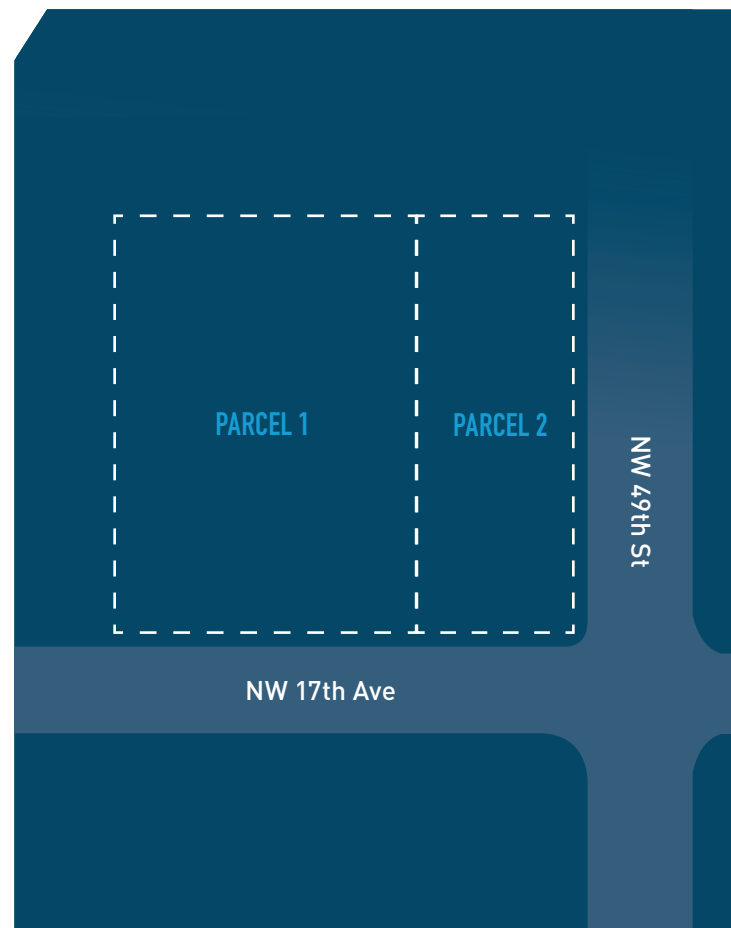


# PARCEL DATA

The portfolio is inclusive of 2 parcels totaling 15,135.75 SF on land.



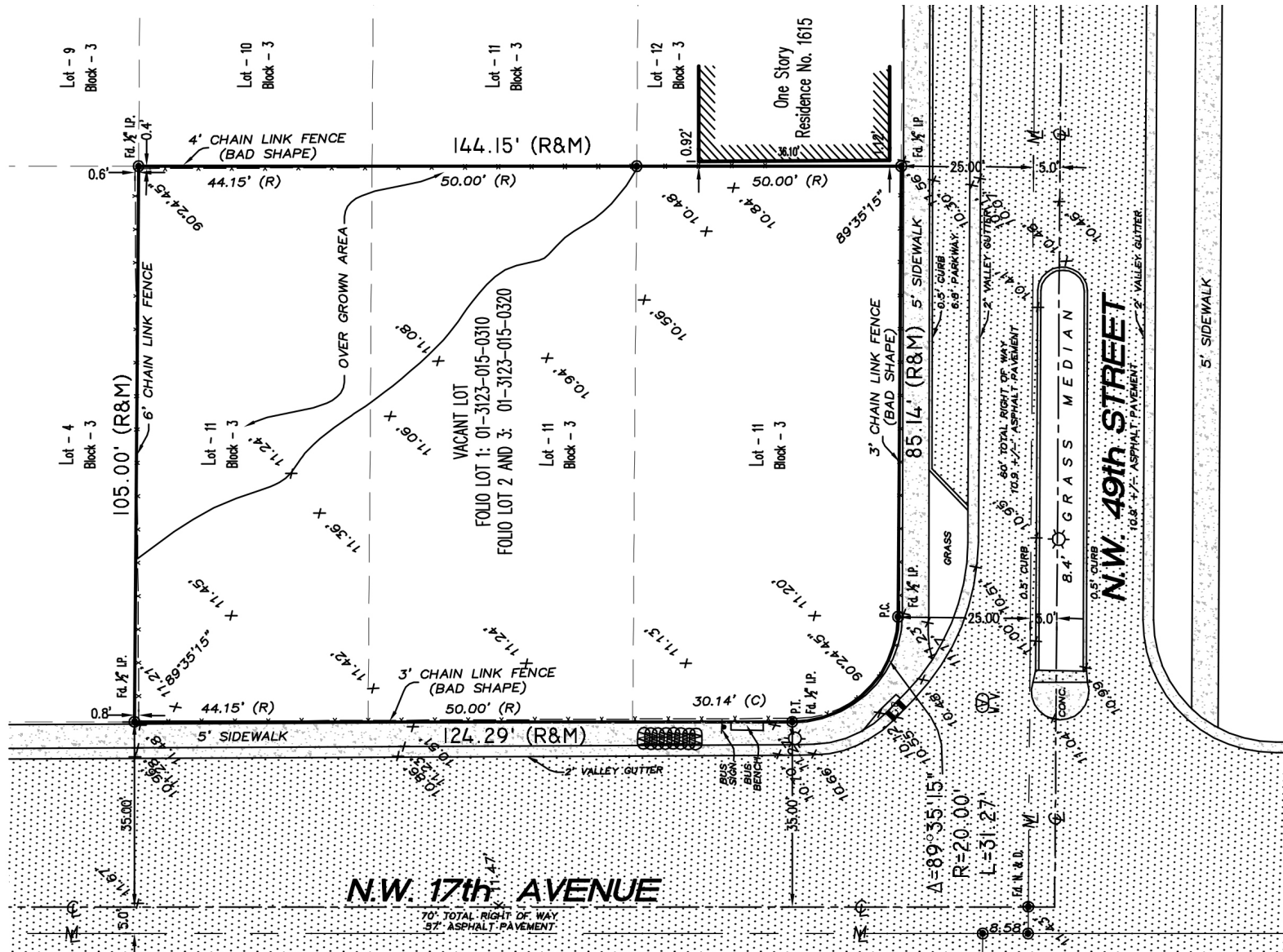
Parcel	APN & ADDRESS	Lot SF	Zoning
1	01-3123-015-0320 4923 NW 17 AVE	+/- 9,885.75 SF	T5-0
2	01-3123-015-0310 4901 NW 17 AVE	+/- 5,250 SF	T5-0



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# SURVEY



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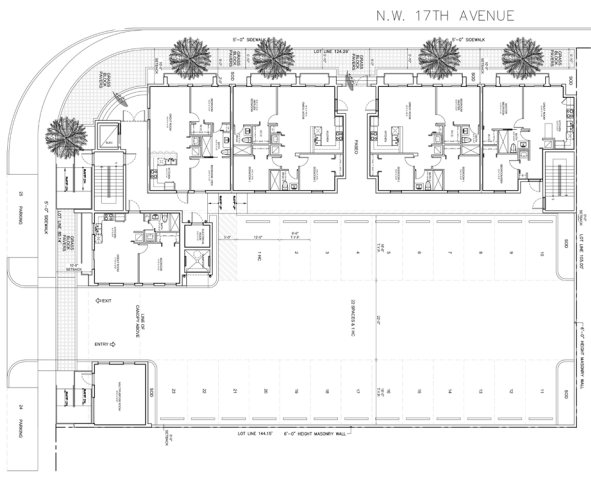


# MASSING STUDY

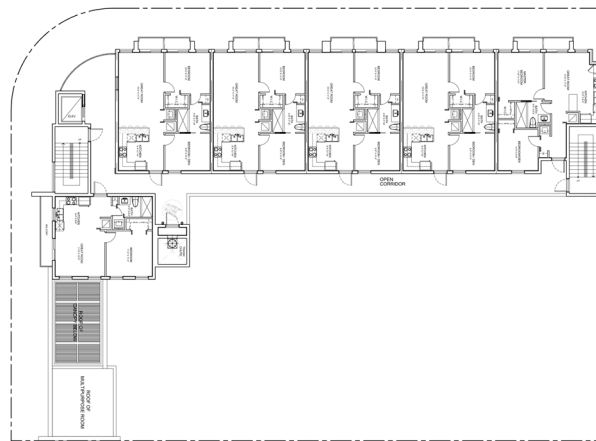
A ground up development of the combined parcels



ARCHITECTURAL RENDERING



## 1ST FLOOR



## 2ND-4TH FLOOR

Net Lot Area	15,135.75 SF	
Lot Coverage	12,466 (80% Max)	
Height	5 Stories (Max.)	
Setbacks	Allowed	Provided
Principal Front	10'-0" Min	10'-0"
Secondary Front	10'-0" Min	N/A
Side Interior	0'-0" Min	0'-0"
Rear	0'-0" Min	0'-0"
Residential Units	23 Units	
Parking Spots	24 +1 Handicap	
Zoning	T5-0	
Density	65 Units / Acre Max	
Green Space	1,558 SF (10% Lot Area)	

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### CONFIDENTIALITY AND DISCLAIMER

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

## CONTACT INFORMATION

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