ALLAPATTAH

2814 NW 17th Ave
MIAMI, FLORIDA

FREESTANDING RETAIL BLDGS

FOR SALE

chariff REALTY GROUP
2814 NW 17th Ave

PROPERTY OVERVIEW

- Seller financing available
- Located within an Opportunity Zone
- 2 freestanding buildings for sale
- Approx. 18,000+ traffic count on NW 17th Ave
- Easy access to I-95 and I-195/112 expressways
- Adjacent to Wynwood, The Health District and Miami River
- Parking on-site

Subject Property
2814 NW 17th Ave

<table>
<thead>
<tr>
<th>ADJUSTED AREA</th>
<th>TOTAL LOT SIZE</th>
<th>SALE PRICE</th>
<th>ZONING</th>
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<tbody>
<tr>
<td>2,200 SF +/-</td>
<td>7,496 SF +/-</td>
<td>$1,100,000</td>
<td>T6-8-O</td>
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charriff REALTY GROUP
This property is adjacent to the Miami MetroRail System.
All information has been secured from the seller/lessor and the accuracy thereof is not warranted and therefore must be verified by the buyer/lessee prior to purchase/lease. All information is subject to errors, omissions, change, and withdrawal without notice. Any reference to age or square footage must be verified and is not guaranteed. Buyer/lessee bears all risks.