Opportunity Zone

226 NE 29th St
MIAMI, FLORIDA 33137

FOR SALE

Opportunity Zone

INVESTMENT OPPORTUNITY

MIDTOWN

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All information has been secured from the seller, tenant 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. All rights reserved. Buyer/lessee bears all risks.
• Freestanding office building for sale in the heart of Midtown, Miami

• **Located within an Opportunity Zone**

• Located right off of NE 2nd Ave which sees an approximately 50,000+ daily traffic count

• Ample gated parking on-site + street parking available

• Within blocks from Wynwood, Miami Design District, Downtown Miami, and more

• Central location with easy access to I-195, I-95 and I-395 expressways

• Adjacent to Biscayne Boulevard (approx. 75,000+ daily commuters)

• Ideal uses for this building include: multimedia studio, consulting firm, marketing office, headquarters, creative agency and more

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**226 NE 29th St**

**PROPERTY OVERVIEW**

**TOTAL LOT SIZE**

**4,000 SF +/-**

**ADJUSTED AREA**

**5,250 SF +/-**

**SALE PRICE**

**$2,100,000**

**ZONING**

**T6-36a O**

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FLOORPLAN (2ND FLOOR)
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PHOTOS (Cont.)

226 NE 29th St
This property is located within an “Opportunity Zone” in the Miami-Dade County area, one of the 68 in this county, and joining another 427 zones in Florida. Created to facilitate economic development and devised to encourage growth of businesses in lower income areas.

OPPORTUNITY ZONES OFFER TAX-ADVANTAGED INVESTING [1]

Benefits Timeline

2021

Must invest by 2021 to maximize tax benefits

5-YEAR

Gains invested qualify for 10% reduction in the amount of capital gains taxed

7-YEAR

Gains invested qualify for 15% reduction in the amount of capital gains taxed

10-YEAR

Gains invested become tax-free (this does not include the original gain reinvested in the QOZ)

[1] Please note that Chariff Realty Group is not a tax advisory-based firm and strongly recommends the consultation of a tax professional prior to a potential acquisition of this asset.
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