

NoMi

DOWNTOWN NORTH MIAMI

725-745 NE 130th St, North Miami, FL 33161

OWNER/USER
INVESTMENT

FOR SALE



	TOTAL BUILDING SIZE:	3,170 SF ±
	TOTAL LOT SIZE:	20,700 SF ±
	SALES PRICE:	\$3,000,000
	ZONING:	C3

Ideal Uses Include:



Turn-key, Meticulously Curated Property, Currently Used As a Photography Studio/Event Space with significant Development Potential

A HIDDEN GEM

Own a **Beautiful Oasis** within the downtown area of North Miami. A space designed with the utmost care and attention to detail to create a **One-Of-A-Kind** photography studio/event space, with **World Famous Clients** having used it to advertise their products and services. Beautiful trees and greenery amidst a **Tulum-Style** outdoor area with sand and hammocks, creates a space that is perfect for hosting events, parties, or as outdoor seating for a restaurant or café.



GROWTH POTENTIAL

The liberal **C3 Zoning** permits a wide variety of uses, from multifamily to office and commercial. Designated by the city of North Miami to fall within the future **Central Commercial Business District**, will allow for the tallest/densest development in North Miami. Given its strategic location and Miami's ongoing expansion, this property is poised to take advantage of **Substantial Appreciation** in market value over time.

PROPERTY HIGHLIGHTS

- Three Separate Properties have been combined into one beautiful space, totaling 20,700 SF of land, with Three Standalone Buildings
- Beautifully designed and meticulously cared-for property, in the heart of downtown North Miami.
- Property has been featured in advertisements for some of the biggest names in television, fashion and tech.
- Strategic location, in-between the affluent communities of Miami Shores, Aventura & Bal Harbour
- +/- 30,500 - AADT on NE 125th st
- +/- 18,900 - AADT on W Dixie HWY

This property has been featured in ads by some of the biggest brands such as:






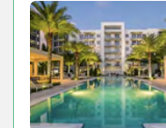



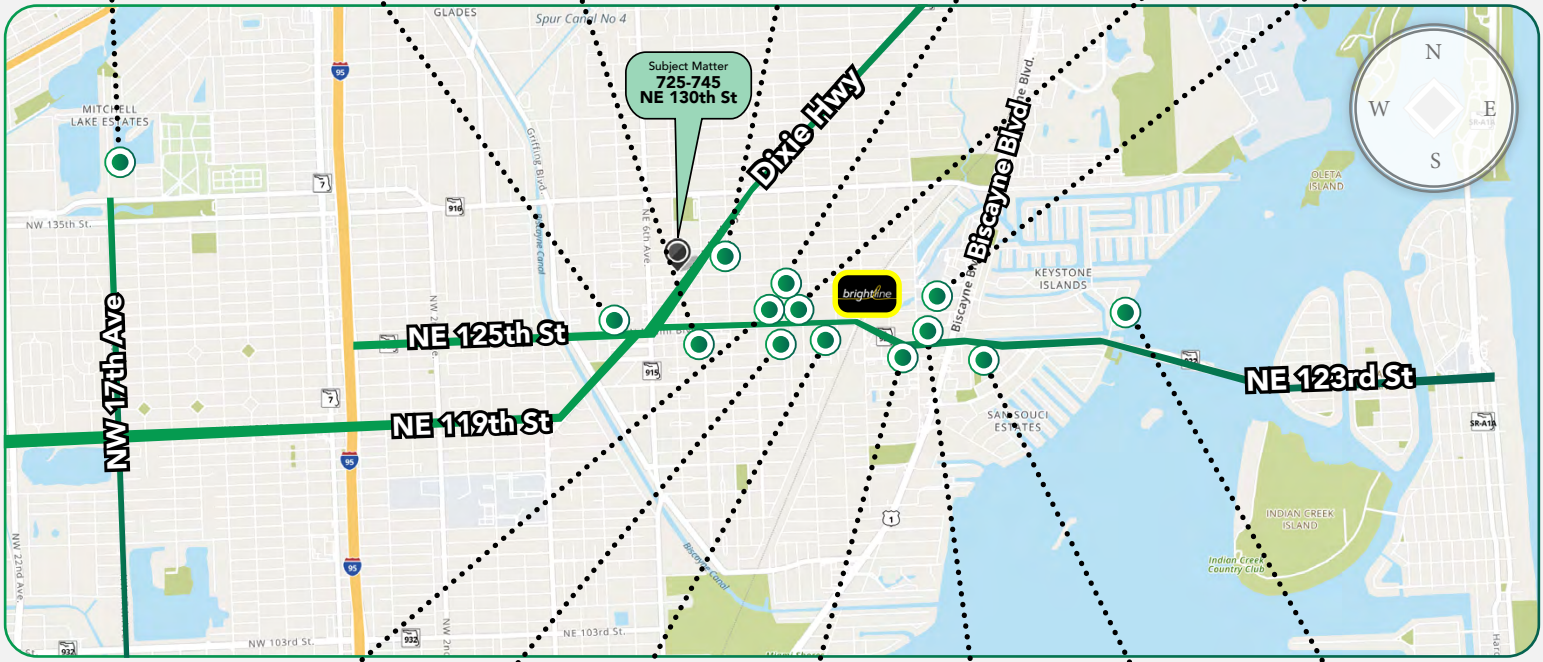
DEVELOPMENT POTENTIAL








- Potential to develop 100 dwelling units per acre for a total of 48 units or 45,339 SF of total Residential, Lodging, Commercial or Office area.
- Centrally located off of W Dixie Hwy.
- Located in the heart of downtown North Miami and future commercial and governmental developments.
- Steps away from residential and commercial developments around 125th st.
- Designated 'Central Business Commercial' zone, permitting the construction of NoMi's tallest buildings.

NoMi

Upcoming Developments

<p>NoMi Square</p>  <p>13855 NW 17th Ave North Miami, FL 33167</p> <p>• 195 Units</p>	<p>Residences at Griffing Park</p>  <p>475 NE 125th St North Miami, FL 33161</p> <p>• 195 Units</p>	<p>Omega RMG</p>  <p>822 NE 125th St North Miami, FL 33161</p> <p>• 400 Units</p>	<p>North Miami Condos</p>  <p>840 NE 130th St North Miami, FL 33161</p> <p>• 195 Units</p>	<p>The Gardens Residences</p>  <p>12640 NE 12th Ave North Miami, FL 33161</p> <p>• 358 Units</p>	<p>NoMi Supermarket</p>  <p>• 360 Units • 35,000 SF</p>	<p>Golub Group</p>  <p>1155 NE 126th St North Miami, FL 33161</p> <p>• 450 Units</p>
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<p>The Garden Hall</p>  <p>1111 NE 125th St North Miami, FL 33161</p> <p>• 400 Units</p>	<p>Continuum Company</p>  <p>• 195 Units</p>	<p>Cyber Space</p>  <p>12450 NE 13th Ave North Miami, FL 33161</p> <p>• 218 Units</p>	<p>Old Town Capital</p>  <p>• 144 Units</p>	<p>Related Group</p>  <p>1650 NE 124th St North Miami, FL 33161</p> <p>• 382 Units</p>	<p>La Maison</p>  <p>1850 NE 123rd St North Miami, FL 33161</p> <p>• 195 Units</p>	<p>Related Group</p>  <p>2305 NE 123rd St North Miami, FL 33161</p> <p>• 65 Units</p>
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OUTDOOR PATIO



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TOP DOWN VIEW

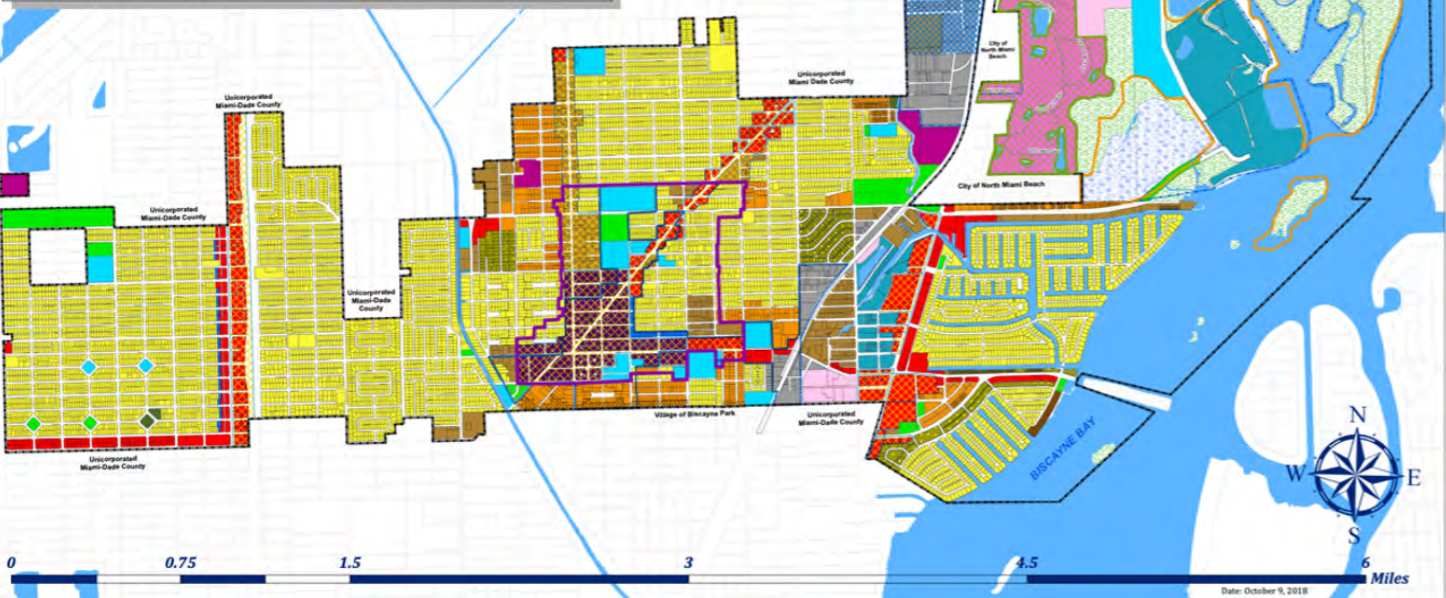


City of North Miami - 2036 Future Land Use Map

Adopted by Ordinance No.1427

Legend

- | | |
|--|---|
| City of North Miami Boundary/TCEA Boundary | Commercial / Office (55 ft.) |
| Planned Community Urban Design Overlay | Conservation |
| Neighborhood Redevelopment Overlay Boundary | High Density Residential (110 ft., 25 DU/AC) |
| Arts & Design Overlay District | Industrial (55 ft.) |
| Regional Activity Center | Low Density Residential (35 ft., 5.1 DU/AC) |
| Planned Corridor Development Overlay (As Defined By Policy 1.18.3) | Low Medium Density Residential (75 ft., 12 DU/AC) |
| Biscayne Park Height Transition Zone | Medium Density Residential (75 ft., 16.3 DU/AC) |
| Special Development and Transit Overlay District | Mixed Use High (110 ft., 45 DU/AC) |
| Wetlands | Mixed Use Low (55 ft., 25 DU/AC) |
| Bayshore Zone | Mixed Use Medium (75 ft., 40 DU/AC) |
| Central Business Commercial (150 ft.) | Open Space Recreation |
| Community Facility (55 ft.) | Residential Office (35 ft.) |
| Community Facility University (110 ft.) | Utility |



S.W. TO N.E. VIEW



N.E. TO S.W. VIEW



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NORTH TO SOUTH VIEW



N.E. TO S.W. VIEW



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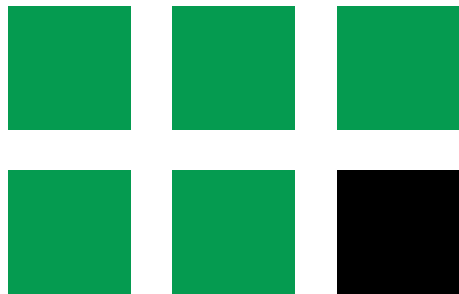
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