

# NoMi

DOWNTOWN NORTH MIAMI

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

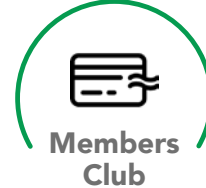
OWNER/USER  
INVESTMENT

FOR SALE



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

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:









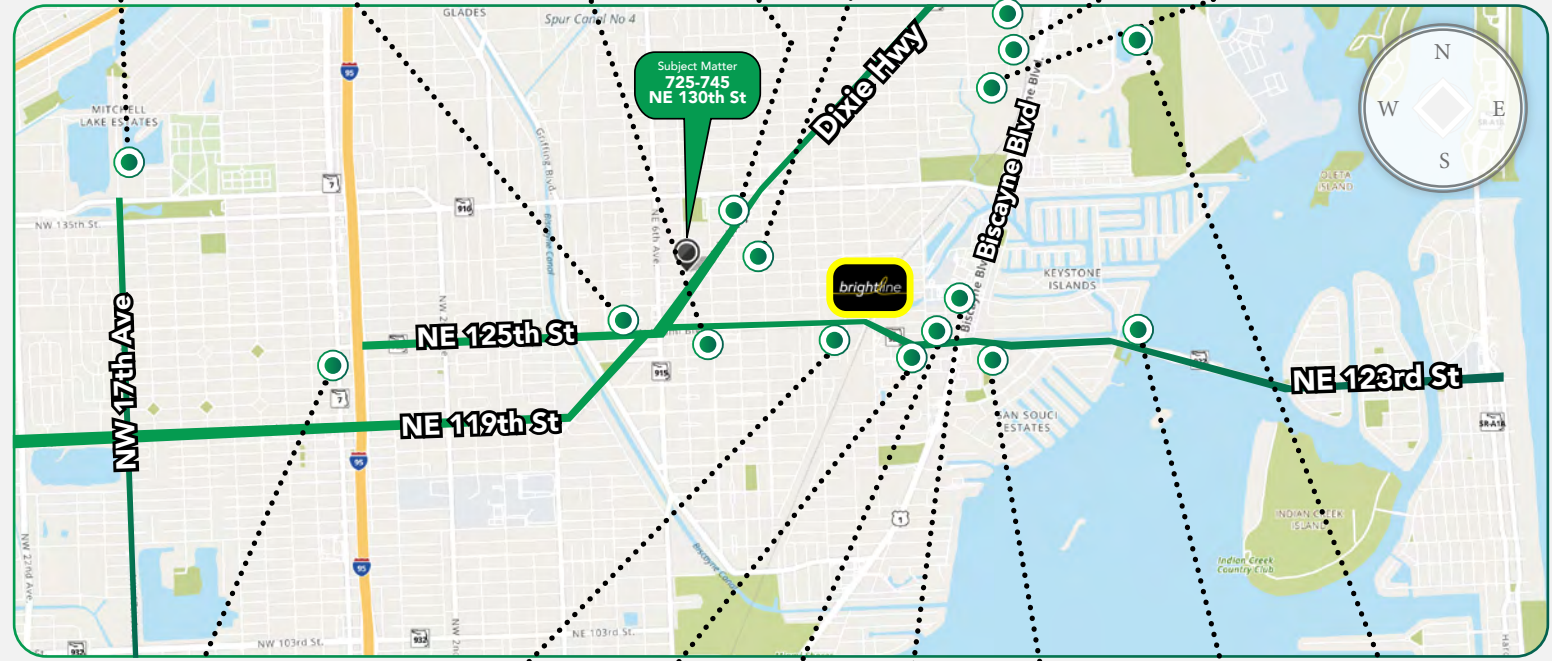










## DEVELOPMENT POTENTIAL

- 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><b>NoMi Square</b></p>  <p>13855 NW 17th Ave North Miami, FL 33167</p> <p>• 338 Dwelling Units</p>	<p><b>Residences at Griffing Park</b></p>  <p>475 NE 125th St North Miami, FL 33161</p> <p>• 28 Units</p>	<p><b>Mixed-Use Project</b></p>  <p>950 NE 124th St North Miami, FL 33161</p> <p>• 175 Units</p>	<p><b>North Miami Condos</b></p>  <p>840 NE 130th St North Miami, FL 33161</p> <p>• 67 Units</p>	<p><b>The Gardens Residences</b></p>  <p>12640 NE 12th Ave North Miami, FL 33161</p> <p>• 369 Units</p>	<p><b>Oleta</b></p>  <p>14901 NE 20th 2050 NE 151st St North Miami, FL 33161</p> <p>• 832 Units</p>	<p><b>Aliro Luxury Apartments</b></p>  <p>1400 Biscayne Blvd North Miami, FL 33181</p> <p>• 1389 Units</p>	<p><b>Allure of North Miami</b></p>  <p>1810 NE 146th St North Miami, FL 33181</p> <p>• 360 Units</p>
							
<p><b>Emblem Tower Apartments</b></p>  <p>12041-65 NW 7th Ave North Miami, FL 33161</p> <p>• 139 Units</p>	<p><b>Cyber Place</b></p>  <p>12450 NE 13th Ave North Miami, FL 33161</p> <p>• 218 Units</p>	<p><b>1590 NE 123rd St</b></p>  <p>1590 NE 123rd St North Miami, FL 33161</p> <p>• 144 Units</p>	<p><b>Manor Biscayne</b></p>  <p>1650 NE 124th St North Miami, FL 33161</p> <p>• 382 Units</p>	<p><b>Johnson and Wales Parcel 20</b></p>  <p>1600 NE 126th St North Miami, FL 33161</p> <p>• 450 Units</p>	<p><b>La Maison</b></p>  <p>1850 NE 123rd St North Miami, FL 33161</p> <p>• 297 Units</p>	<p><b>Solana Bay</b></p>  <p>2305 NE 123rd St North Miami, FL 33161</p> <p>• 52 Units</p>	<p><b>Sole Mia Miami</b></p>  <p>2321 Laguna Circle North Miami, FL 33181</p> <p>• 5999 Units</p>



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OUTDOOR PATIO



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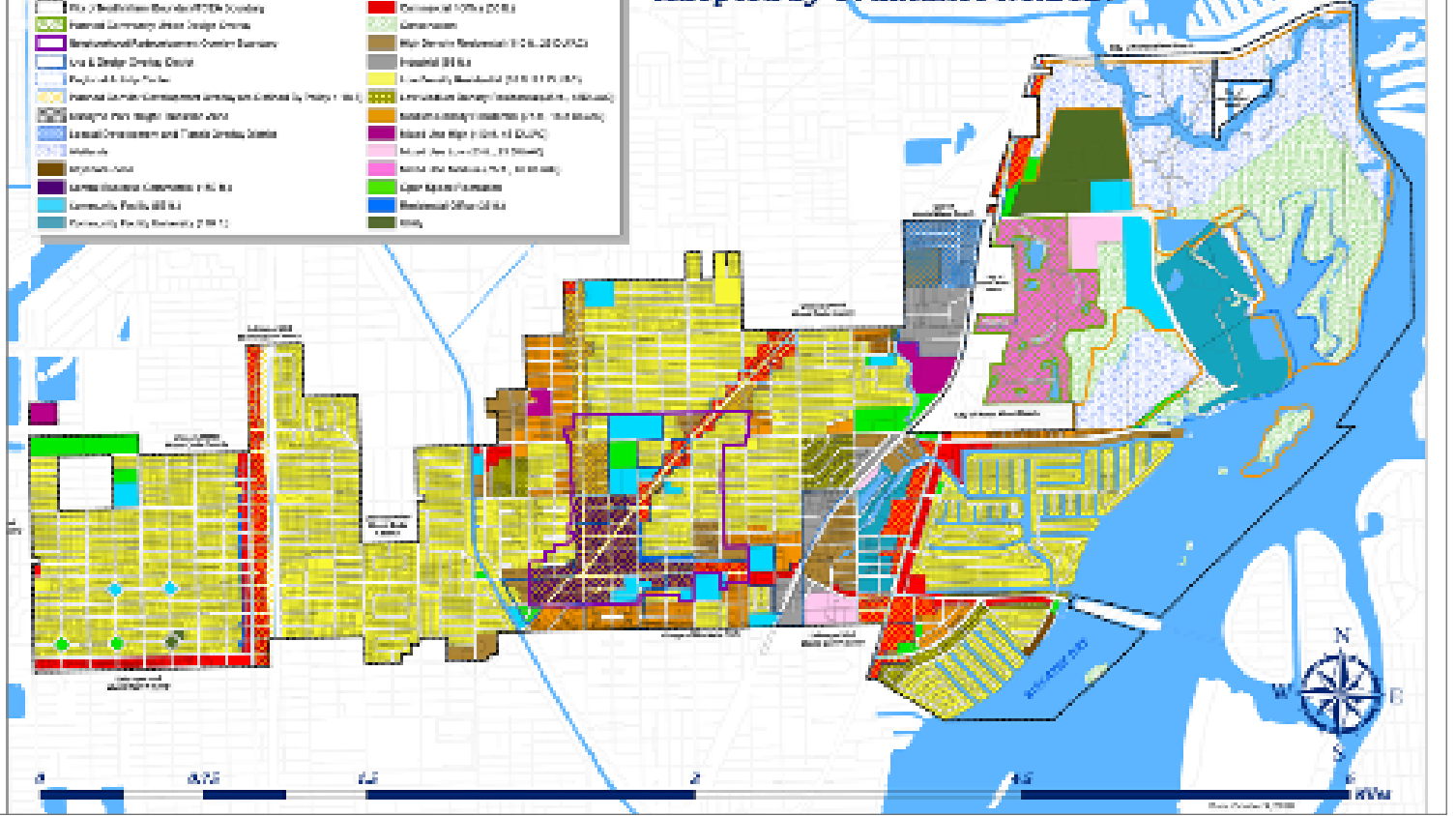
TOP DOWN VIEW



### City of North Miami - 2036 Future Land Use Map Adopted by Ordinance No. 1427

**Legend**

[Green with white dots] City of North Miami Board of Code Ordinance	[Red] Commercial Office (COB)
[Green with white dots] General Community Area Design Ordinance	[Green] Commercial
[Blue with white dots] International Performance Center District	[Brown] High Density Residential (HCR) (R-20) (R-40)
[Blue with white dots] Arts & Design District District	[Yellow] Residential (R) (R)
[Blue with white dots] Florida Art, Film, and Media	[Yellow] Low Density Residential (LD) (R) (R-10)
[Blue with white dots] International Performance Center District (cont.)	[Orange] Agricultural (Ag) (A) (A-10) (A-20)
[Blue with white dots] International Performance Center District (cont.)	[Orange] Medium Density Residential (MD) (R) (R-15)
[Blue with white dots] International Performance Center District (cont.)	[Purple] Island Use High Density Residential (IHR)
[Blue with white dots] International Performance Center District (cont.)	[Pink] Mixed Use (MU) (MU-10) (MU-20)
[Blue with white dots] International Performance Center District (cont.)	[Pink] Mixed Use Medium Density Residential (MU-MDR)
[Blue with white dots] International Performance Center District (cont.)	[Pink] Medium Density Residential (MDR)
[Blue with white dots] International Performance Center District (cont.)	[Green] Light Industrial (LI)
[Blue with white dots] International Performance Center District (cont.)	[Green] Residential Office (RO) (R)
[Blue with white dots] International Performance Center District (cont.)	[Green] Retail
[Blue with white dots] International Performance Center District (cont.)	
[Blue with white dots] International Performance Center District (cont.)	
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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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