

MIDTOWN

301 NW 36th St, Miami, Florida 33127

FREESTANDING
COMMERCIAL PROPERTY

FOR SALE

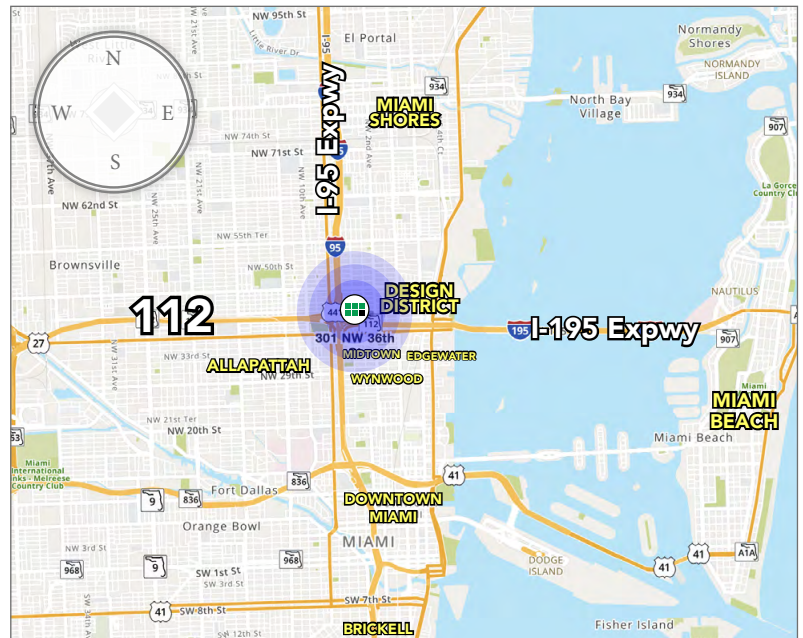
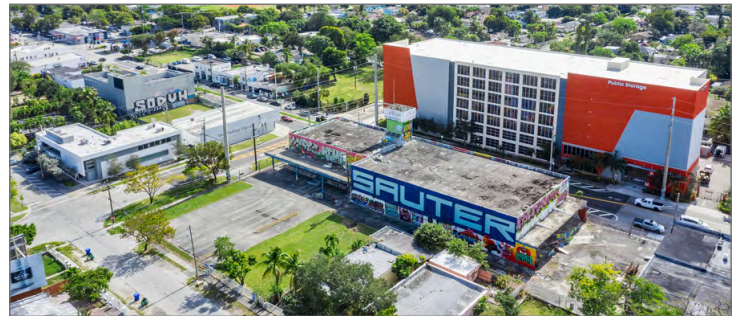


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Chariff Realty Group is proud to present 301 NW 36th Street Miami, FL 33127 a 21,785-square-foot building situated on over an acre of prime land within the coveted Wynwood Norte NRD-2 Overlay. Zoned T-6-8-O, this property offers the potential for approximately 162 units by right, making it an ideal site for mixed-use development or an owner-user looking to capitalize on Wynwood Norte's unparalleled growth and accessibility.

- Seller Financing Available
- 14ft and 20 ft clear ceiling height
- Building offers great infrastructure for a adaptative reuse of the premises
- Ideal for a mixed use future development site
- Exposure on both NW 36th St and 1-95 with over 140,000 daily commuters
- Located within "Wynwood Norte" Overlay
- Parking reductions available for a future development
- Great for an Owner/User looking to have a central office with over 40 parking spaces

| | | |
|--|-----------------|----------------------|
| | Adjusted Area: | 21,785 SF +/- |
| | Total Lot Size: | 47,185 SF +/- |
| | Sales Price: | \$14,900,000 |
| | Zoning: | T6-8-O |



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BUILDING INTENSITY

| | |
|---------------------------------------|--------------------|
| Dwelling Units per Acre | 150 du/acre |
| Dwelling Units Allowed | 162 Units |
| Maximum Commercial Area | 235,925 ft |
| Maximum Office Area | 235,925 ft |
| Maximum Commercial Establishment Area | 55,000 ft |
| FLR | 5 |
| Maximum Built Area | 235,925 ft |
| Maximum Building Footprint | 37,750 |
| Lot Coverage | 80% |
| Minimum Open Space | 10% |

HEIGHT LIMITATIONS




| | |
|----------------------------|-----------------|
| Total Building Height | 8 Levels |
| Principal Building Max | 8 Levels |
| Principal Building Minimum | 2 Levels |

PERMITTED USES BY RIGHT

- **Retail**
- **Live-Work**
- **Office**
- **Hotel**
- **Recreation Center**
- **F&B**
- **Place of Assembly**
- **Learning Center**
- **Padel / Pickleball Courts**

Total Building Area 235,924 ft

| | |
|----------------------------|-----------|
| Total Building Height | 7 Levels |
| Maximum Building Footprint | 37,750 ft |
| Minimum Linear Footprint | 13,699 ft |
| Common Space Area | 28,165 ft |
| Lot Coverage | 80% |
| FLR | 5 |

| | |
|---|----------------------------------|
|  | Residential 129,404 ft |
|  | Commercial 11,417 ft |
|  | Parking 204 Spaces |

Residential Area Net 129,404 ft

| | |
|--------------------------------|----------|
| Residential Units | 160 DU |
| Residential Units Average Size | 809 ft |
| Residential Height (Levels) | 6 Levels |

Commercial Area Net 11,417 ft

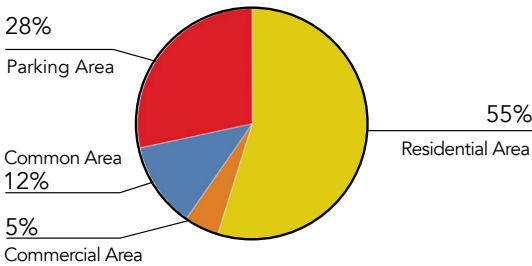
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|----------------------------|---------|
| Commercial Height (Levels) | 1 Level |
|----------------------------|---------|

Parking Area 66,939 ft

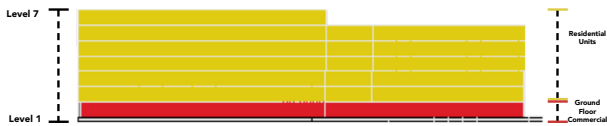
| | |
|---------------------------------|------------|
| Total Parking Required | 204 Spaces |
| Total Shared Parking Required | 200 Spaces |
| Parking Structure Height | 3 Levels |
| Total Provided Parking Capacity | 204 Spaces |
| Parking Structure Capacity | 204 Spaces |
| Parking Structure Area | 66,939 ft |



Building Uses






View Facing North



Total Building Area

| | |
|----------------------------|------------------|
| Total Building Height | 7 Levels |
| Maximum Building Footprint | 37,750 ft |
| Minimum Linear Footprint | 13,699 ft |
| Common Space Area | 24,446 ft |
| Lot Coverage | 80% |
| FLR | 5 |

| | |
|---|----------------------------------|
|  | Office Area 129,404 ft |
|  | Commercial 11,417 ft |
|  | Lot 47,185 SF |

Office Area Net

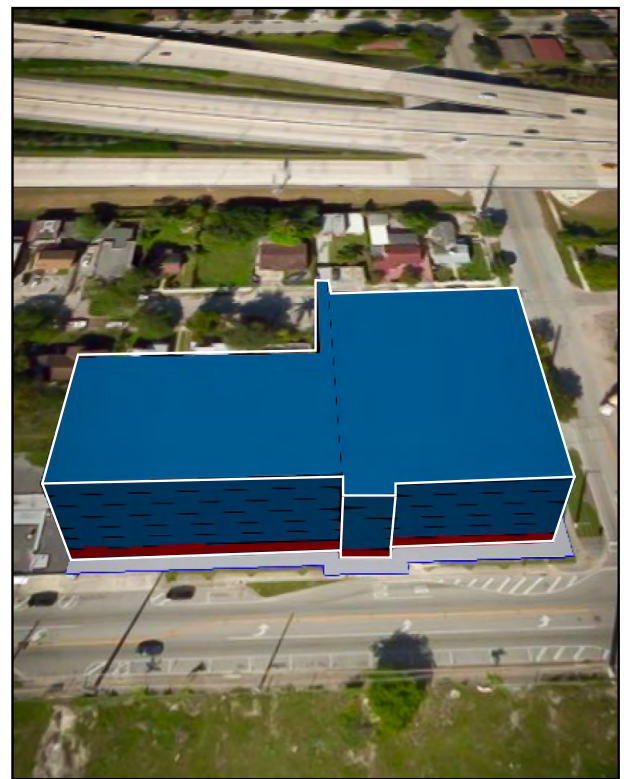
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| Office Area | 110,809 ft |
| Office Height (Levels) | 6 Levels |

Commercial Area Net

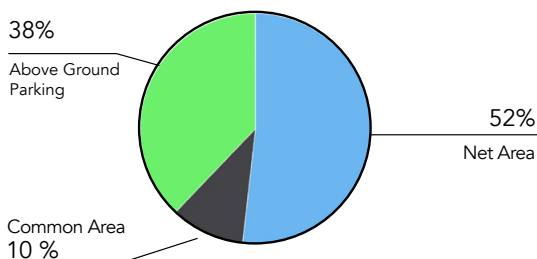
| | |
|--------------------------|-----------|
| Commercial Area | 11,417 ft |
| Commercial Height Levels | 1 Level |

Parking Area 66,939 ft

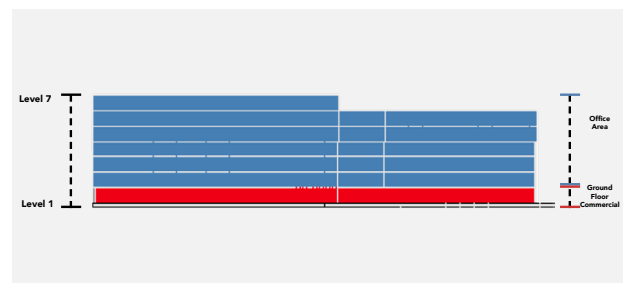
| | |
|---------------------------------|------------|
| Total Parking Required | 258 Spaces |
| Total Shared Parking Required | 254 Spaces |
| Parking Structure Height | 4 Levels |
| Total Provided Parking Capacity | 290 Spaces |
| Parking Structure Capacity | 272 Spaces |
| Parking Structure Area | 89,253 ft |



Building Efficiency



View Facing North















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