


WEST LITTLE RIVER **MIAMI**


9400 NW 17th Ave, Miami, Florida 33147


PRIME MIXED-USE
DEVELOPMENT SITE


FOR SALE



 TOTAL LOT SIZE: **9,870 SF ±**

 SALES PRICE: **\$950,000**

 ZONING: **UC Center
Mixed Use Corridor (MC)**

 LOCATION: **High-traffic corridor
with excellent visibility**



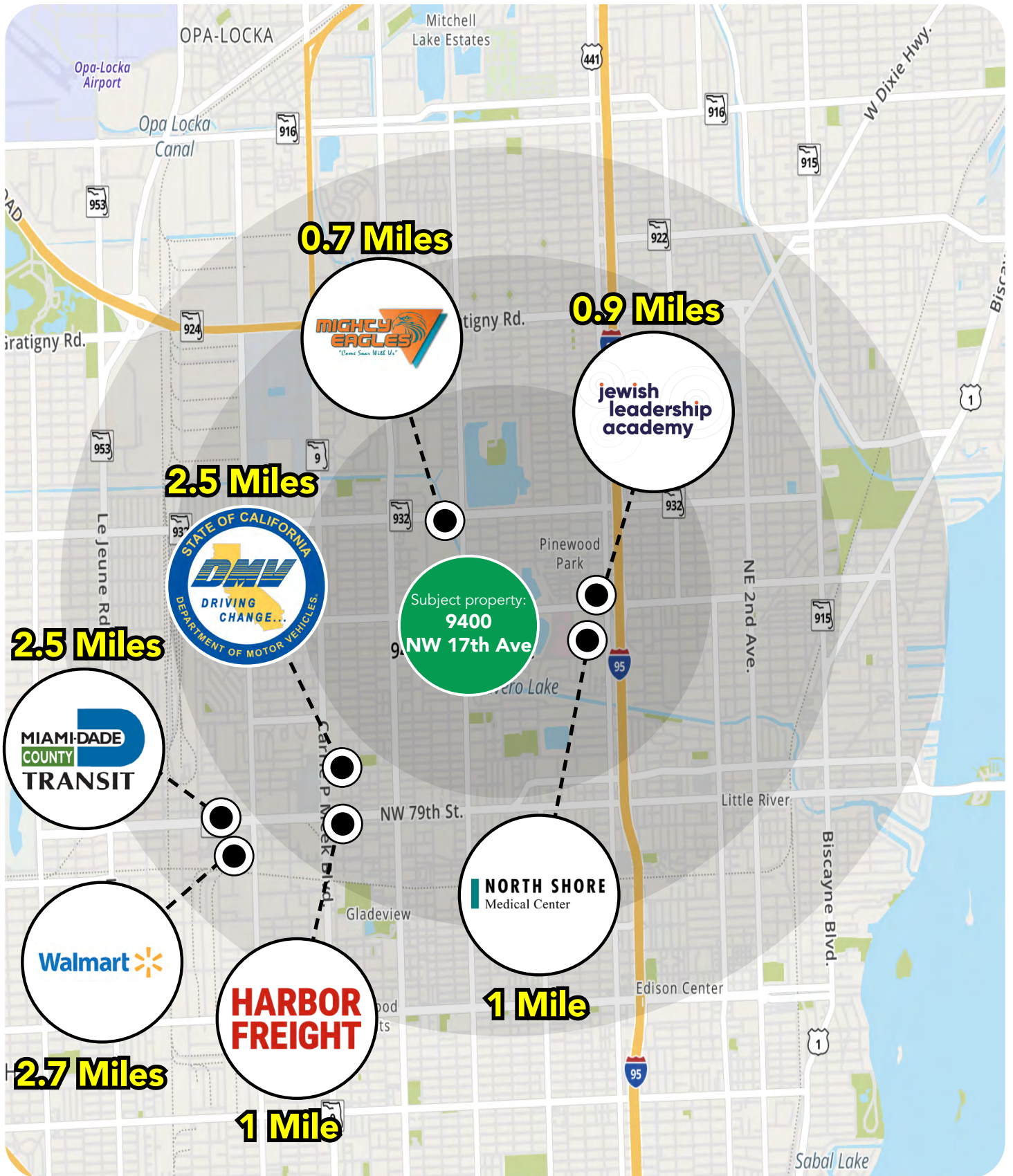
PROXIMITY TO KEY LANDMARKS

- **Proximity to Key Landmarks:**
- **North Shore Medical Center:** Ideal for medical offices or healthcare-related businesses.
- **Major Roads:** Easy access to **NW 7 Ave, NW 27 Ave,** and **I-95.**
- **Rapidly Growing Area:** Positioned in an up-and-coming part of Miami, with strong development potential.



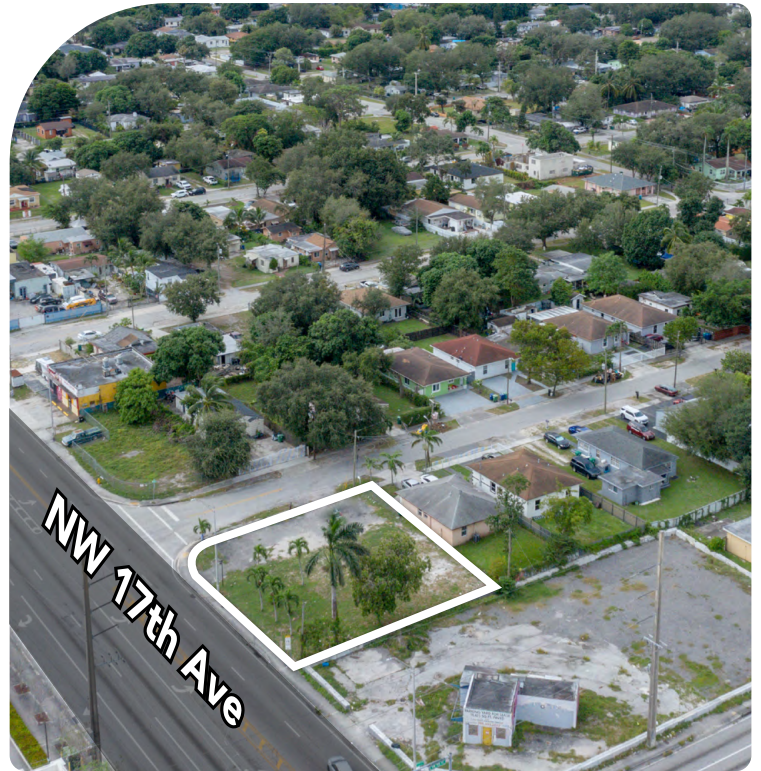
WHY INVEST?

- **Versatile Zoning:** Suitable for retail, office spaces, residential units, or a combination of all three.
- **Excellent Visibility:** Located on a busy urban corridor, perfect for attracting businesses and tenants.
- **Future Growth:** Take advantage of Miami's increasing demand for mixed-use spaces.



INVESTMENT POTENTIAL

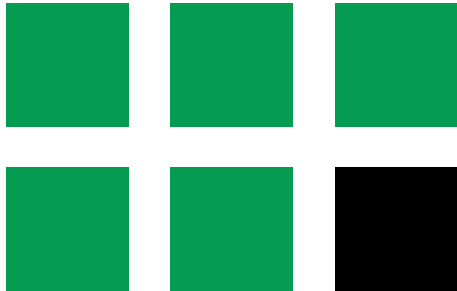
This property offers a unique opportunity for developers and investors to capitalize on its prime location, flexible zoning, and potential for high returns. Whether you envision retail shops, residential units, or office spaces, this site is ready for your vision.



CONTACT US TODAY

For more information or to schedule a tour.

**Don't Miss This
Opportunity to Invest
in Miami's Future!**



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