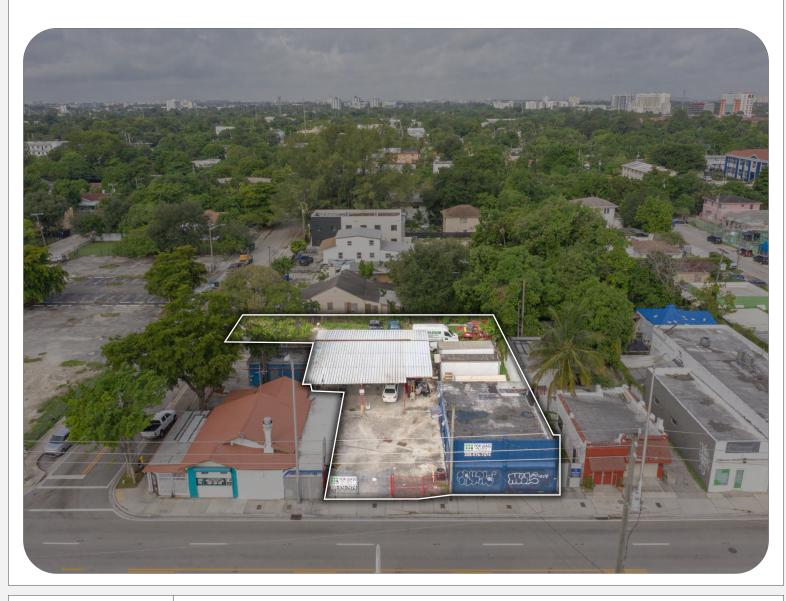
ALLAPATTAH

3014 NW 7th Ave, Miami, Florida 33127

COMMERCIAL PROPERTY







All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.

PROPERTY OVERVIEW

TOTAL BUILDING SIZE: 1,822 SF ±

TOTAL LOT SIZE: 15,412 SF ±

LEASING RATE: \$10,000/Month

(a) zoning: **T4-0**

This property is ideal for:



3 ADJACENT PROPERTIES

We are excited to present a unique leasing opportunity at a highly visible and strategically located property in Miami. This opportunity encompasses three contiguous lots at 3014 NW 7th Ave, 3010 NW 7th Ave, and 725 NW 30th St. This versatile space is ideal for an outdoor market, boutique retail, or a beer and wine establishment, catering to the vibrant local community and visitors alike.





REALIZE YOUR VISION HERE

This combined property offers a rare opportunity to establish a thriving business in one of Miami's most promising neighborhoods.

The mix of commercial potential, including beer and wine service, makes it a perfect spot for a destination market or retail space that draws both locals and visitors.



3014 NW 7th Ave

AERIAL VIEW







www.chariff.com

Lyle Chariff

President/Broker (305) 576-7474 lyle@chariff.com

305-576-7474

Mauricio Zapata

Principal/Broker (305) 576-7474 mauricio@chariff.com

5801 Biscayne Blvd

Miami, Florida 33137

William Ltaif Realtor Associate (786) 253-6952 william@chariff.com

info@chariff.com

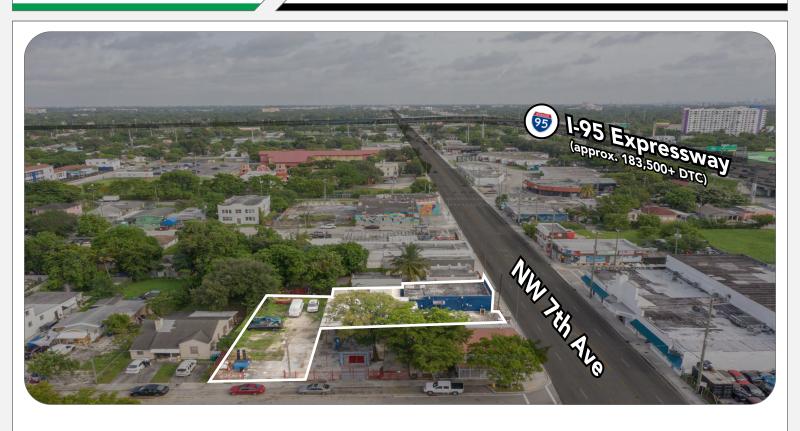
@chariff

@chariff

@chariffrealty

All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff. 3014 NW 7th Ave

CONTACT US





5801 BISCAYNE BOULEVARD MIAMI, FLORIDA 33137

www.chariff.com

(O) 305-576-7474 (F) 305-576-7494 **☑** @chariff

y @chariff

f @chariffrealty

Lyle Chariff President/Broker (305) 576-7474 lyle@chariff.com



Mauricio Zapata
Principal/Broker
(305) 576-7474
mauricio@chariff.com



William Ltaif
Realtor Associate
(786) 253-6952
william@chariff.com



All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.