

# COMMERCIAL OPPORTUNITY

MIAMI | FLORIDA  
33137

OFF N MIAMI AVE & 54TH ST



FOR SALE



All information has been secured from the seller/lessor and the accuracy thereof is not warranted and therefore must be verified by the buyer/lessee prior to purchase/lease. All information is subject to errors, omissions, change, and withdrawal without notice. Any reference to age or square footage must be verified and is not guaranteed. Buyer/lessee bears all risks.

[www.chariff.com](http://www.chariff.com)

# PROPERTY OVERVIEW



Unique opportunity to develop on a 34,000 SF lot on highly visible and busy 54th Street. Property has T5-O, T4-O and T4-R zoning making it ideal for a mixed-use project with retail and commercial components. It is also a great site to develop something that can service all the prime neighborhoods in the area: Belle Meade, Morningside, Palm Grove, and Bay Point. There is an existing commercial structure occupying approximately 9% of the total lot size that can be leased out to offset the holding cost while working on development plans.

Total Space:	+/- 34,000 SF
Sale Price:	\$3,300,000

# AREA OVERVIEW

- Easy access to highway
- Minutes away from Mimo and the Biscayne Corridor, home to high-end designers, retailers and restaurants.
- Minutes away from Buena Vista, the Design District, Midtown and Wynwood.
- Close to the Cushman School, Miami Jewish Health Systems, and the Design Place, where a massive development is underway.
- See attachments for more information.
- Buyer must do its Due Diligence.





# chariff

REALTY GROUP

Contact:

Jenna Cohen

(786) 262-8279

jenna@chariff.com

Lyle Chariff

Broker/President

lyle@chariff.com

Mauricio Zapata

Broker/Principal

mauricio@chariff.com

305-576-7474

305-576-7494



@chariff



@chariffrealty

All information has been secured from the seller/lessor and the accuracy thereof is not warranted and therefore must be verified by the buyer/lessee prior to purchase/lease. All information is subject to errors, omissions, change, and withdrawal without notice. Any reference to age or square footage must be verified and is not guaranteed. Buyer/lessee bears all risks.

[www.chariff.com](http://www.chariff.com)

**5801** BISCAYNE BOULEVARD  
MIAMI, FL 33137