COMMERCIAL OPPORTUNITY
MIAAMI | 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
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.

**PROPERTY OVERVIEW**

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

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[Chariff Realty Group](www.chariff.com)
• 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.
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