DEVELOPMENT OPPORTUNITY

345-353 NW 37th St
MIAMI, FLORIDA

FOR SALE

I-195 EXPRESSWAY

MIAMI

305-576-7474

info@chariff.com

www.chariff.com
Take advantage of this unique investment opportunity for sale, optimally located right off I-95 and I-95 on NW 37th St and adjacent to Midtown, Miami Design District, Edgewater and more.

- Two adjacent folios packaged together, a rare find in this area
- One of the lots has an existing building of approx. 1,352 SF
- Opportunity to develop into apt. building, Mixed use, office building and more
- Central location between I-95 and I-195/112 expressway
- Adjacent to NW 36th St (approx. 19,500+ traffic count)
- Minutes to the Design District, Wynwood, Allapattah and more

**TOTAL LOT SIZE**

11,500 SF +/-

**SALE PRICE**

$1,225,000

**ZONING**

T6-8O
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.