DEVELOPMENT OPPORTUNITY

345-353 NW 37th St
MIAMI, FLORIDA

FOR SALE

I-195 EXPRESSWAY

MIAMI

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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.
Take advantage of this unique investment opportunity for sale, optimally located right off I-195 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**
$1,250,000

**ZONING**
T6-8-O
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