Benefit from the optimal exposure to I-195 & I-95 Expressway.

FOR SALE

chariff REALTY GROUP
Take advantage of this unique investment opportunity optimally located right between I-195 and I-95 on NW 37th St, and adjacent to Midtown, Miami Design District, Edgewater, and more.

This development site has a lot of +/- 5,750 SF ideal for uses such as:

- Creative Office/Loft
- Gallery Space
- Apt. Building
- Mixed use
- Ground floor retail with residential above
- Other commercial/retail-oriented use

**OTHER HIGHLIGHTS**

- Convenient exposure to both I-195 and I-95 Expressways
- Optimally located between Midtown and Miami Design District
- Within minutes to Wynwood, Edgewater, and more
- Minutes from Miami International Airport and the beaches

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<tr>
<th>LOT SIZE</th>
<th>SALE PRICE</th>
<th>ZONING</th>
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<tr>
<td>5,750 SF +/-</td>
<td>$525,000</td>
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345 NW 37th St
Benefit from the optimal exposure to I-195 & I-95 Expressway.