

Marcus & Millichap
Real Estate Investment Services

LAND - MIXED-USE
3635 WEST FLAGLER STREET
3635 W Flagler Street
Miami, FL 33135



INVESTMENT HIGHLIGHTS

- ◆ Excellent Development Opportunity
- ◆ Very Attractive Zoning (T6-8-O)
- ◆ Central Location
- ◆ Corner Lot Right Across From New Publix
- ◆ Over 90 Feet of Frontage on Highly-Desirable West Flagler Street
- ◆ Easy Access to Coral Gables, Downtown Miami, SR 836 & Miami International Airport (MIA)

OFFERING SUMMARY

| | |
|------------------------|--------------------|
| Price | \$1,300,000 |
| Down Payment | (100%) \$1,300,000 |
| Lot Size (SF) | 9,680 |
| Price Per SF | \$134.30 |
| Lot Size (Acres) | 0.2222 |
| Price Per Acre | \$5,850,585 |
| Buildable SF | 9,680 |
| Price per Buildable SF | \$134.30 |

Listed by:

ALEX D. ZYLBERGLAIT
Senior Vice President Investments
Tel: (786) 522-7056
Fax: (786) 522-7010
License: FL BK3015211
Alex.Zylberglait@marcusmillichap.com
www.marcusmillichap.com/AlexDZylberglait

DAVE HEASLIP
Associate
Tel: (786) 522-7053
Fax: (786) 522-7010
License: FL SL3313844
David.Heaslip@marcusmillichap.com
www.marcusmillichap.com/DaveHeaslip

3635 W FLAGLER STREET • MIAMI, FL 33135

PROPERTY SUMMARY

| | |
|--------------------------|---------------------|
| Assessor's Parcel Number | 01-4104-023-0690 |
| Zoning | T6-8-O |
| Lot Size Dimensions | 97 X 100 |
| Frontage | West Flagler Street |



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the opportunity to acquire a 9,680-square foot development site located at 3635 W Flagler Street, which is near the intersection of West Flagler Street and Ponce De Leon Boulevard. The property is zoned commercial (T6-8-O) which provides investors several development options. The flexible zoning designation allows for the construction of office, retail, and multi-family structures of up to eight stories in height. The property currently contains a 5,000-square foot retail building which is occupied by two tenants in the clothing and restaurant industries. The building is 100 percent occupied, providing an investor strong in place cash flow during the development process. Additionally, Marcus and Millichap is exclusively representing the sale of the adjacent property, 3631 W Flagler Street. This parcel of land totals 14,133 square feet which, when combined with 3635 W Flagler Street totals just under 24,000 square feet of developmental land. With very limited new residential and office/retail inventory in the immediate area, this project is positioned to be well received and strongly sought after by residents and tenants alike.



5201 Blue Lagoon Drive
Suite 100
Miami, FL 33126
Tel: (786) 522-7000
Fax: (786) 522-7010

www.marcusmillichap.com

Marcus & Millichap
Real Estate Investment Services