



**1630 NE 164TH ST**  
**1630 NE 164TH ST, NORTH MIAMI BEACH, FL 33162**  
**LAND - COMMERCIAL**

### OFFERING SUMMARY

Price	\$3,200,000
Down Payment	All Cash
Price/SF	\$106.31
Lot Size(Acres)	0.69 acre(s)
Price/Acre	\$4,630,963

### PROPERTY SUMMARY

Assessors Parcel Number	07-2217-003-0680
Zoning	MU/TC - Fulford Mixed Use Town Center
Utilities	Yes, City of North Miami Beach
Ingress/Egress	NE 164th St & NE 16th Ave
Access	NE 164th St & NE 16th Ave

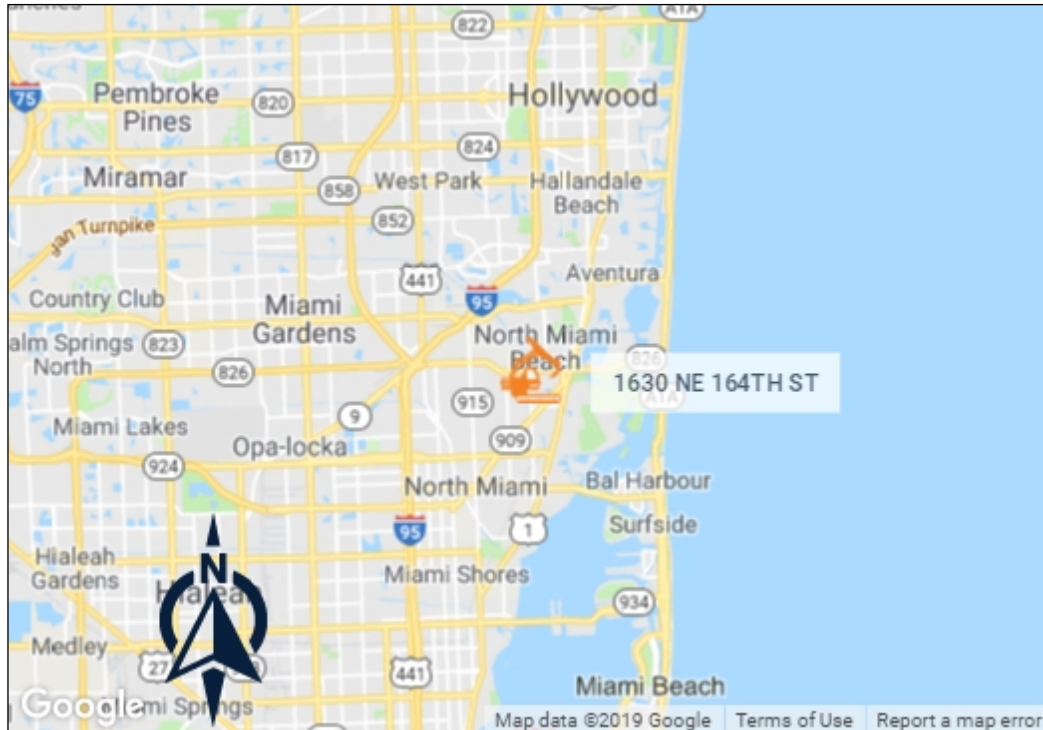
### PUBLIC UTILITIES



### EXCLUSIVELY LISTED BY:

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### INVESTMENT HIGHLIGHTS

- Corner Lot With Great Exposure and Excellent Visibility
- Zoned MU/TC (Mixed-Use Town Center District)
- Located Just Off NE 163rd Street, Which has High Traffic Counts of Over 61,500 VPD

### PROPERTY SUMMARY

### ASSET PERFORMANCE DATA

CURRENT

PROFORMA