



**AVENTURA REDEVELOPMENT OPPORTUNITY**  
**2785 NORTHEAST 183RD STREET, AVENTURA, FL 33160**  
**LAND - COMMERCIAL**

### OFFERING SUMMARY

Price	\$11,000,000
Down Payment	All Cash
Price/SF	\$162.57
Lot Size(Acres)	1.55 acre(s)
Price/Acre	\$7,081,671
Allowable Buildable SF	135,324

### PROPERTY SUMMARY

Assessors Parcel Number	28-2203-000-0250 & 28-2203-000-0273
Zoning	B-2, Community Business District
Ingress/Egress	NE 183rd St

### PUBLIC UTILITIES

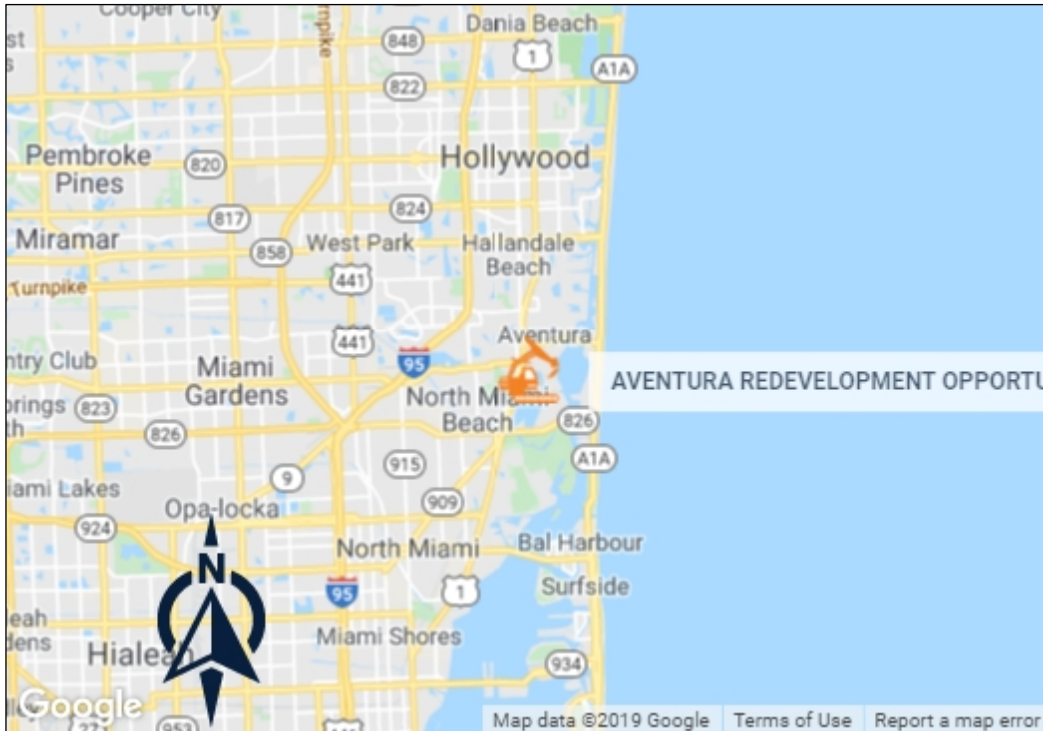
Sanitary Sewer	Yes, City of Aventura
Storm Sewer	Yes, City of Aventura
Potable Water	Yes, City of Aventura
Gas	Yes, City of Aventura



### EXCLUSIVELY LISTED BY:

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### INVESTMENT HIGHLIGHTS

- Excellent opportunity for a developer to strategically reposition this asset
- Liberal B-2 zoning, which allows for medical, office, industrial, and retail
- FAR of 2.0, yielding approximately 135,324 square feet of buildable space
- Proximity to interstate-95 and The William Lehman Causeway

### PROPERTY SUMMARY

Maximum Building Height      12 Stories

### ASSET PERFORMANCE DATA

CURRENT	PROFORMA
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