

Marcus & Millichap

**LAND - MIXED-USE
DOUGLAS ROAD REDEVELOPMENT
61 NW 37th Avenue
Miami, FL 33125**



INVESTMENT HIGHLIGHTS

- ◆ Excellent Development Opportunity
- ◆ Very Attractive Zoning (T6-8-O)
- ◆ Prime Location
- ◆ High Traffic Counts
- ◆ Easy Access to Coral Gables, Downtown Miami, SR 836 & Miami International Airport (MIA)

OFFERING SUMMARY

Price	\$3,250,000
Down Payment	(100%) \$3,250,000
Lot Size (Acres)	0.8985
Price Per Acre	\$3,617,140
Buildable SF	165,000
Price per Buildable SF	\$19.70

Listed by:

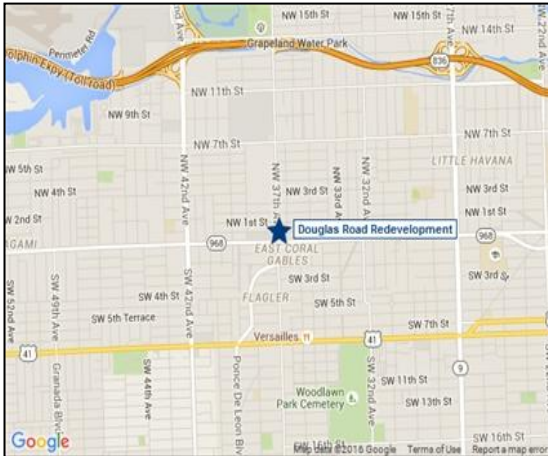
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61 NW 37TH AVENUE • MIAMI, FL 33125

PROPERTY SUMMARY

Assessor's Parcel Number	01-4104-023-0500
Zoning	T6-8-0, T4 L
Lot Size Dimensions	N/A



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the opportunity to acquire a 39,140-square foot development site located at 61 NW 37th Avenue. This site is located directly on Douglas Road (37th Avenue) and is zoned commercial (T6-8-O and T4 L), which provides investors several development options. This zoning allows for the construction of approximately 110 units or 165,000 buildable square feet which can be mixed-use in nature (retail, office, multifamily, etc.). The property currently contains a 4,750-square foot building, which was previously occupied by a restaurant. The property also contains a small 1,300-square foot office building which can easily be demolished for development purposes. With very limited new residential and retail/office inventory in the immediate area, this project is positioned to be well received and strongly sought after by residents and tenants alike.

The property is centrally located in Miami-Dade County, just minutes from the Miami International Airport and the Dolphin Expressway, which provides easy access to downtown Miami, Brickell Avenue, and Miami Beach. It is also strategically located near major thoroughfares, including the Palmetto Expressway, Interstate 95, and US-1.



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