



FOR SALE

400 NE 36TH STREET
MIAMI, FL 33137

MAIN STREET EDGEWATER SITE

STL
COMMERCIAL

OVERVIEW

Opportunity to acquire a boutique development site in an A+ location at the gateway between Edgewater and Miami Beach.

The property is located on NE 36th Street, between Biscayne Boulevard and Biscayne Bay.

The site would be ideal for a number of innovative developments, including food and beverage, a build to suit luxury office, or a short term rental building, among other uses.

The site is located directly across the street from Tower 36, currently under construction. Tower 36 is a mixed-use project featuring branded residences, dining & wellness experiences, a private club, as well as retail and office space. It is also across from the upcoming Elle Residences, named after the global fashion brand Elle.

The site also has income in place from a nursery on a NNN lease, to provide income to a buyer before breaking ground. The seller is also willing to offer seller financing to help cover the carry up until or past ground-breaking.

SITE SUMMARY

LOT SIZE: 6,400 SF

ZONING: T6-36a-O

ALLOWED USES: Retail, Restaurant,
Office, Hotel, Airbnb,
Residential, Etc.

BUILDABLE SF: 76,800 BSF

APPROX. LOT DIMENSIONS: 50' X 120'

DENSITY: 44 Hospitality units
22 Residential units

ALLOWED HEIGHT: Up to 36 stories by right

ASKING PRICE: \$3,950,000



400 NE 36TH STREET - MIAMI, FL 33137

ALEX TSOULFAS | PRESIDENT | 305.972.7217

ANDY CHARRY | COMMERCIAL EXECUTIVE | 305.298.5503

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

EXPOSURE (ANNUAL AVERAGE DAILY TRAFFIC)



400 NE 36TH STREET - MIAMI, FL 33137

ALEX TSOULFAS | PRESIDENT | 305.972.7217

ANDY CHARRY | COMMERCIAL EXECUTIVE | 305.298.5503

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

SURROUNDING DEVELOPMENTS



400 NE 36TH STREET - MIAMI, FL 33137

ALEX TSOUFAS | PRESIDENT | 305.972.7217

ANDY CHARRY | COMMERCIAL EXECUTIVE | 305.298.5503

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

PROPERTY IMAGE



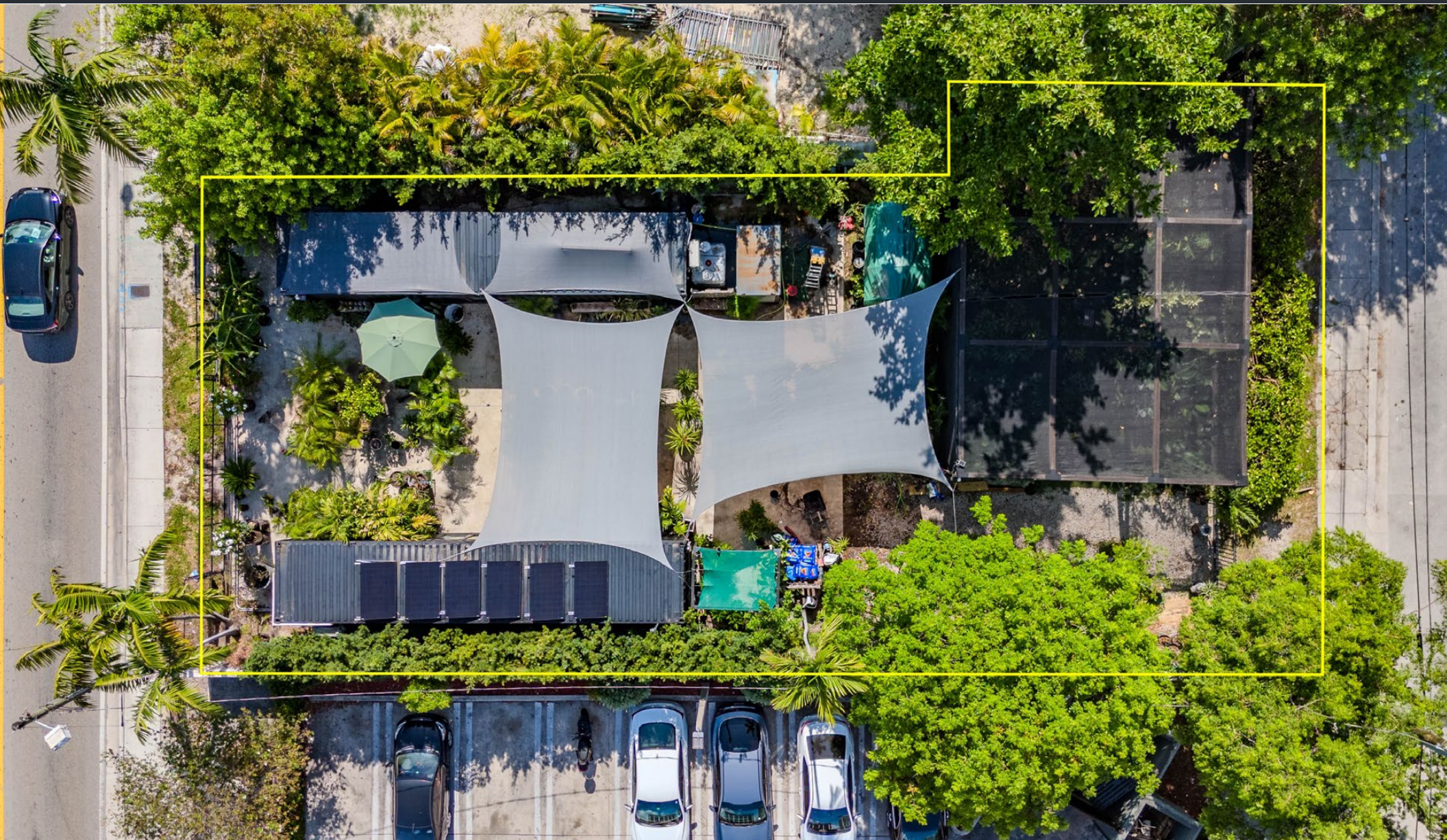
400 NE 36TH STREET - MIAMI, FL 33137

ALEX TSOULFAS | PRESIDENT | 305.972.7217

ANDY CHARRY | COMMERCIAL EXECUTIVE | 305.298.5503

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

BIRDSEYE VIEW



400 NE 36TH STREET - MIAMI, FL 33137

ALEX TSOULFAS | PRESIDENT | 305.972.7217

ANDY CHARRY | COMMERCIAL EXECUTIVE | 305.298.5503

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

SOUTHEAST AERIAL VIEW



MIAMI BEACH

EDGEWATER

DOWNTOWN

DESIGN DISTRICT

400 NE 36TH STREET - MIAMI, FL 33137

ALEX TSOULFAS | PRESIDENT | 305.972.7217

ANDY CHARRY | COMMERCIAL EXECUTIVE | 305.298.5503

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

STL
COMMERCIAL

SOUTHWEST AERIAL VIEW



TOWER 36

400 NE 36TH STREET - MIAMI, FL 33137

ALEX TSOULFAS | PRESIDENT | 305.972.7217

ANDY CHARRY | COMMERCIAL EXECUTIVE | 305.298.5503

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

BAY VIEW



400 NE 36TH STREET - MIAMI, FL 33137

ALEX TSOULFAS | PRESIDENT | 305.972.7217

ANDY CHARRY | COMMERCIAL EXECUTIVE | 305.298.5503

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.



ALEX TSOULFAS
PRESIDENT
ALEX@STL-ADVISORS.COM
305.972.7217

ANDY CHARRY
COMMERCIAL EXECUTIVE
ANDY@STL-ADVISORS.COM
305.298.5503