FOR SALE

400 NE 36TH STREET MIAMI, FL 33137 MAIN STREET EDGEWATER SITE



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.

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: ASKING PRICE:	Up to 36 stories by right \$3,950,000



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ALEX TSOULFAS | PRESIDENT | 305.972.7217 ANDY CHARRY | COMMERCIAL EXECUTIVE | 305.298.5503



EXPOSURE (ANNUAL AVERAGE DAILY TRAFFIC)



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SURROUNDING DEVELOPMENTS



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PROPERTY IMAGE

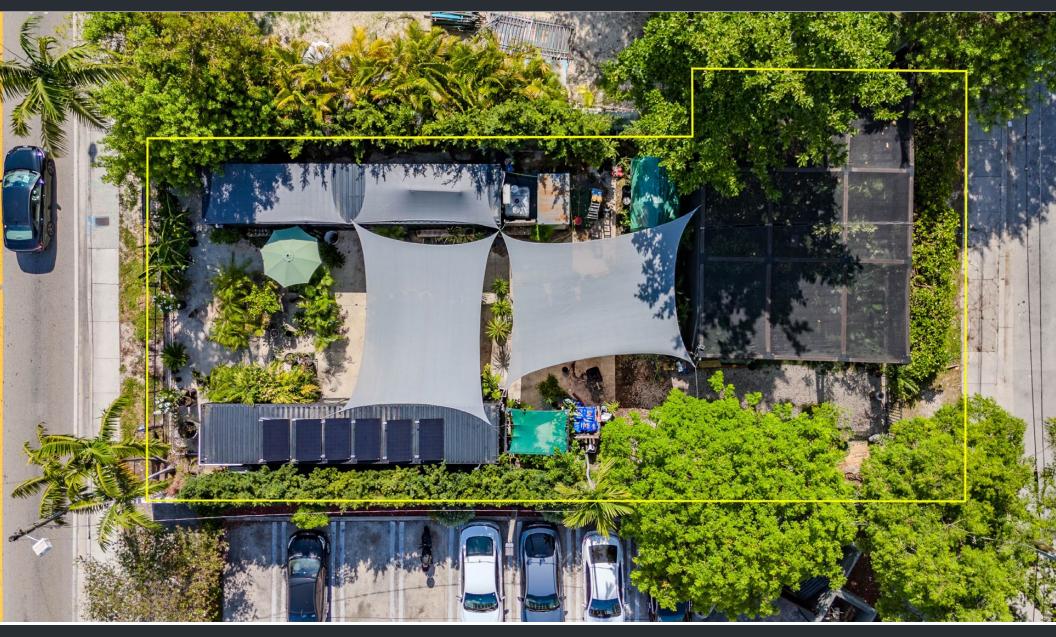


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BIRDSEYE VIEW



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SOUTHEAST AERIAL VIEW



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SOUTHWEST AERIAL VIEW



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BAY VIEW



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