



FOR SALE

**4480-4486 NW 22ND AVENUE
MIAMI, FL 33142**

**AUTOMOTIVE LOT
WITH DEVELOPMENT POTENTIAL**

STL
COMMERCIAL

OVERVIEW

14,390 SF lot with a 1,300 SF building on Miami's active 22nd avenue corridor. The property is zoned UC-MCS, allowing for a wide variety of uses and construction up to 4 stories.

The property is currently an automotive lot. The structure on the property could be converted into a small office for a business that wants to occupy the site such as a body shop, tow company, or other parking intensive business. It can also be rented out to produce income.

Its central location near major transit routes makes it ideal for attracting steady commercial traffic, located less than 10 minutes from Miami International Airport and the Miami Urban Core.

SITE SUMMARY

LOT SIZE: 14,390 SF

BUILDING SIZE: 1,292 SF

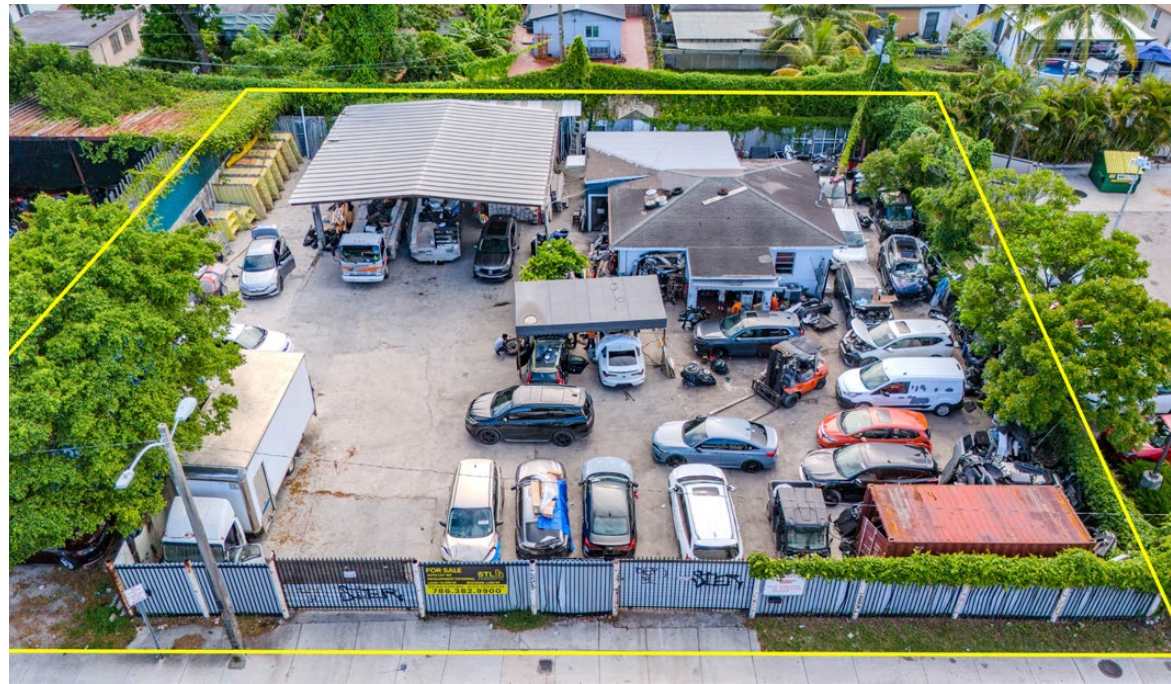
ZONING: UC-MCS

AADT: Approx. 28,000 vehicles/day

ALLOWED USES: Automotive, Mixed-Use, Retail, QSR, Drive Through, Gas Station, Multi-Family, Office, Religious, Etc.

ALLOWED HEIGHT: Up to 4 stories

ASKING PRICE: \$1,150,000



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BRIAN PINEIRO | COMMERCIAL ADVISOR | 786.382.9900

ALEX TSOULFAS | PRESIDENT | 305.972.7217

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

BIRDS-EYE VIEW



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GROUND-LEVEL VIEW



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AERIAL PHOTOS



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PRESENTED EXCLUSIVELY BY



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