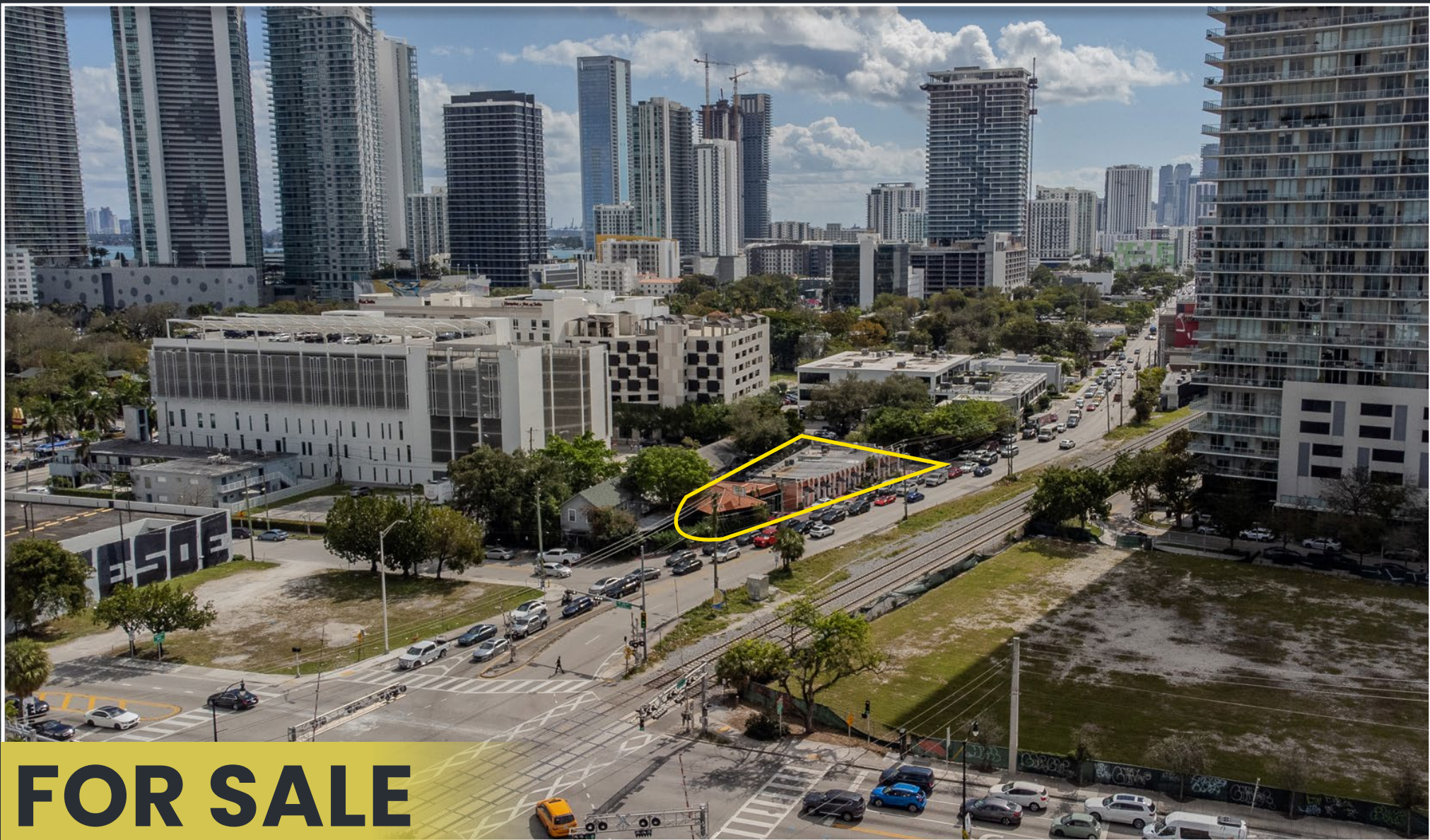




FOR SALE

3501-3535 NE 2ND AVE
MIAMI, FL 33138

EDGEWATER, MIDTOWN, DESIGN DISTRICT
GATEWAY PROPERTY

STL
COMMERCIAL

OVERVIEW

3501-3535 NE 2nd Ave is a landmark property located at the intersection between Edgewater, Midtown and The Design District. The site is comprised of 15,719 SF of land with two buildings totaling 6,329 SF producing income.

The site has a strategic location at the border of Edgewater, a neighborhood that has seen a massive influx of residential and mixed-use development, becoming one of the most sought after development markets in Miami. The property is zoned T6-36A-O, which allows for a wide variety of uses as well as favorable density and height.

There is about \$384,000 of in place net income, consisting of seven retail tenants occupying eight spaces. All of the leases are NNN and include cancellation clauses in the event of redevelopment.

The property is just off the intersection of NE 2nd Avenue and NE 36th Street, which see 11,500 and 18,900 vehicles per day respectively. It is also visible from I-95 expressway which sees 151,000 vehicles per day. Exposure to these three thoroughfares and proximity to Biscayne Boulevard gives the property massive advertising & branding potential. The property also falls within a Qualified Opportunity Zone.

SITE SUMMARY

LOT SIZE:	15,719 SF
BUILDING SIZE:	6,329 SF (combined)
ZONING:	T6-36a-O
ALLOWED HEIGHT:	36 Stories
ALLOWED UNITS:	54 Multifamily or 108 Hotel
BUILDABLE SF:	188,628 SF
NOI:	\$383,991
ALLOWED USES:	Retail, Office, Hotel, Multifamily
ALLOWED DENSITY:	54 Multi-Family, 108 Hotel Units
ASKING PRICE:	\$7,850,000

HIGHLIGHTS

- INTERSECTION OF EDGEWATER, MIDTOWN, & THE DESIGN DISTRICT
- OPPORTUNITY ZONE
- T6-36A-O – HIGH DENSITY ZONING
- HIGH TRAFFIC VOLUME
- STRONG IN PLACE INCOME



3501-3535 NE 2ND AVE - MIAMI, FL 33138

DAVID RICHMAN | VP INVESTMENT SALES | 847.772.7159

ALEX TSOUFAS | PRESIDENT | 305.972.7217

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RENDERING



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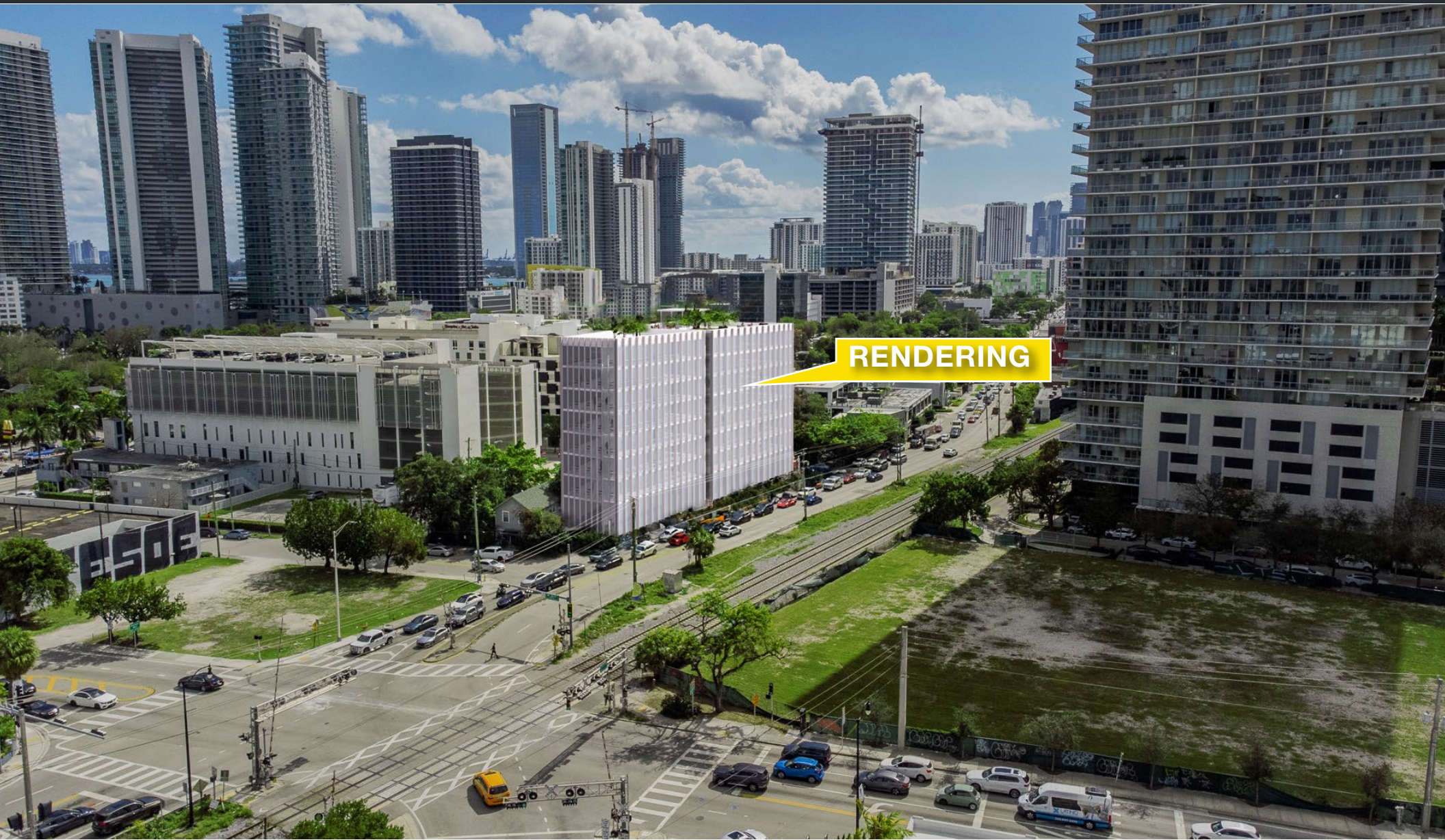
Feasibility study available upon request

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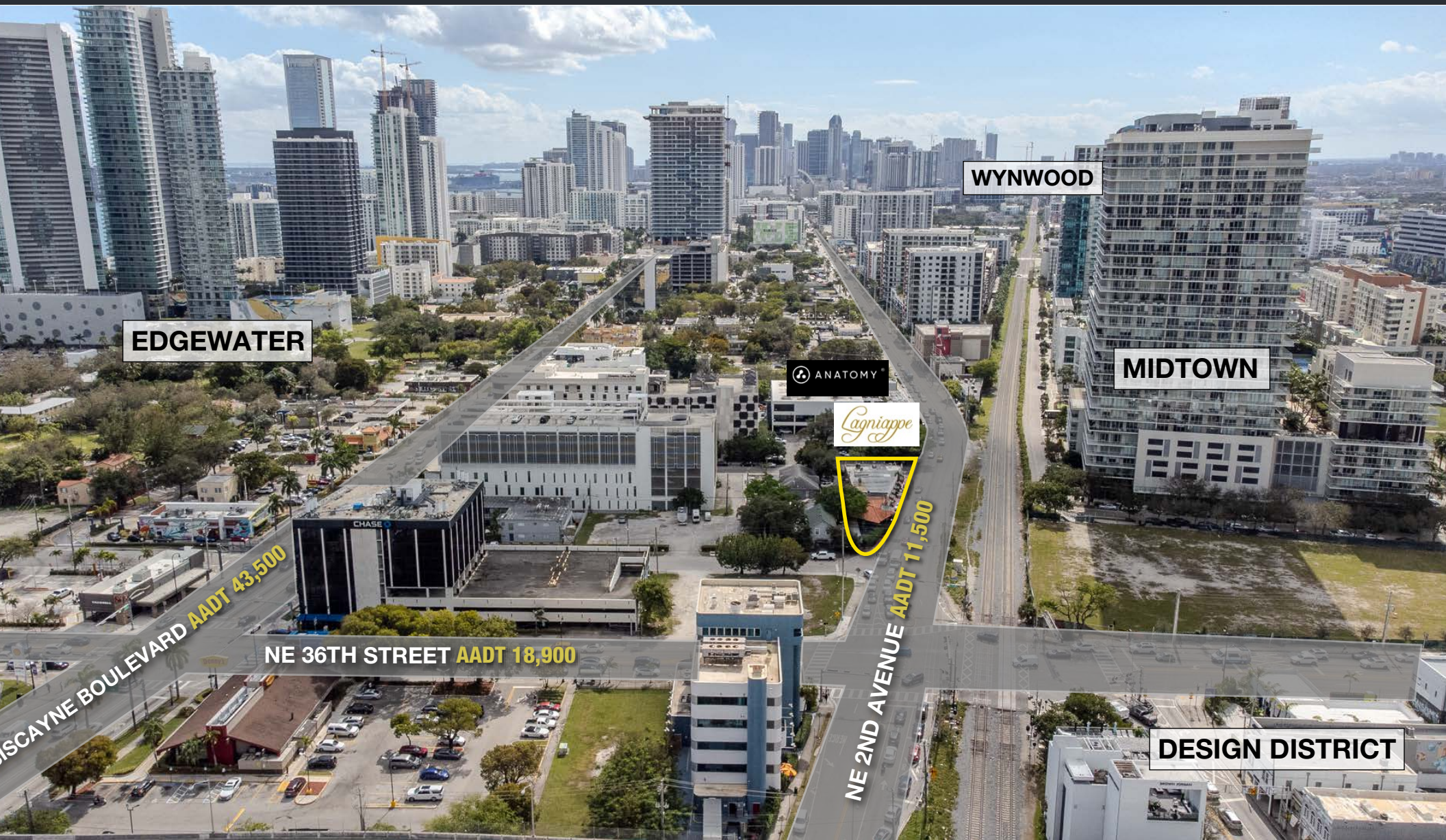
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SOUTH VIEW

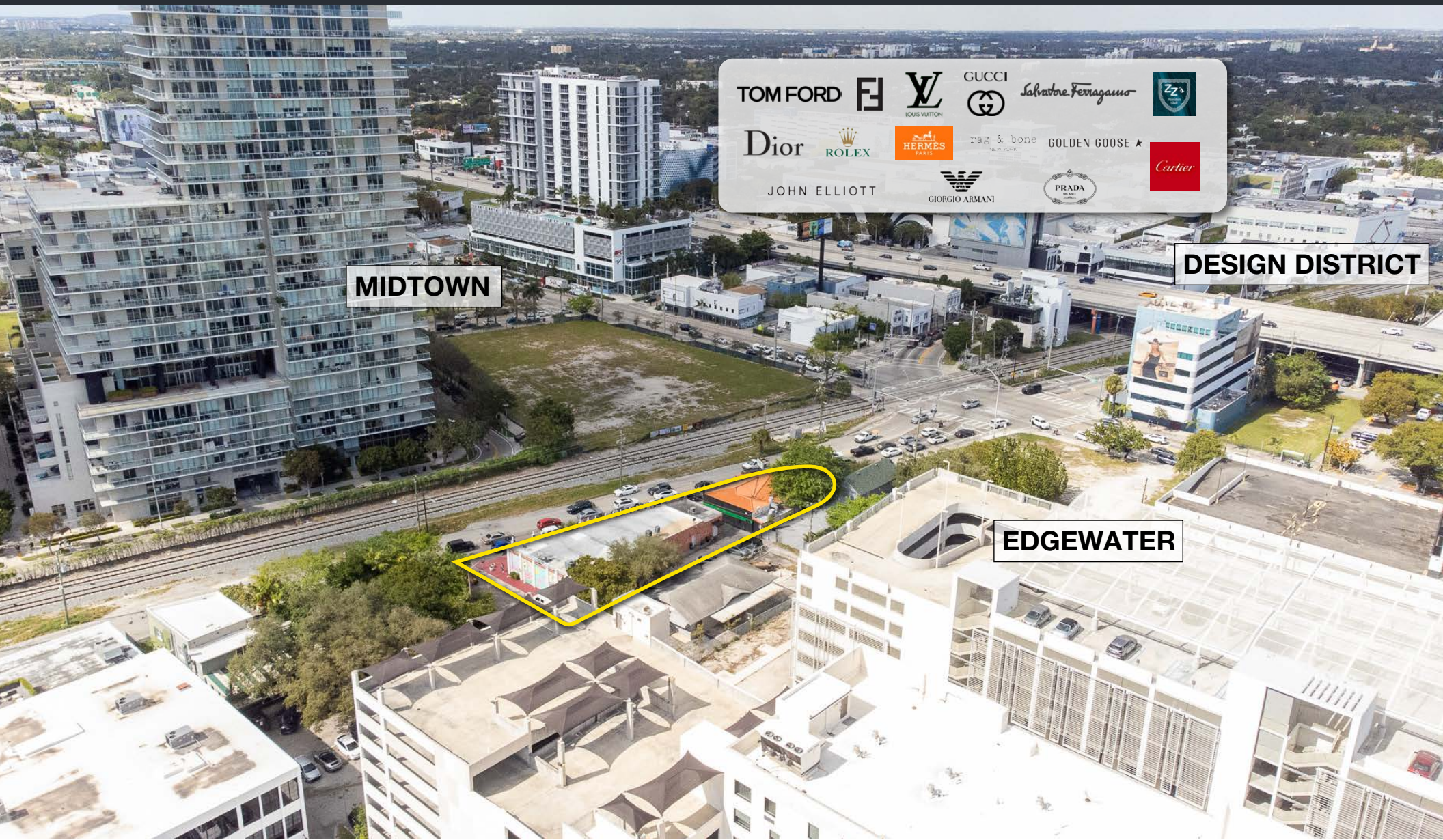


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NORTHWEST VIEW



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EAST VIEW



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EXTERIOR PHOTOS



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