

FOR SALE

3799 NW 36TH STREET
MIAMI, FL 33142

2.2 ACRE AIRPORT EAST DEVELOPMENT SITE

STL COMMERCIAL

OVERVIEW

STL Commercial has been exclusively retained by ownership to arrange the sale of a premier development site located at NW 36th Street and 37th Avenue in Miami's Allapattah neighborhood. The property is zoned T6-8-O and IU-1, allowing for a variety of uses including industrial, residential, and retail. The site totals 87,924 square feet with around 275 feet of frontage on 36th St and allows 8 stories on 36th Street with potential for additional height and density through the Live Local Act. This assemblage provides a unique opportunity for developers to deliver a mixed-use signature project in one of Miami's growing submarkets.

SITE SUMMARY

LOT SIZE:	87,924 SF (2.02 Acres)
MAX HEIGHT:	8 Stories
MAX HEIGHT WITH LIVE LOCAL:	40 Stories subject to FAA approval
MAX DENSITY (RESIDENTIAL):	124 Units
MAX DENSITY W/ LIVE LOCAL:	Possibly up to 505 Units
FRONTAGE DESCRIPTION:	On 36th St Around 275 ft
ZONING:	T6-8-O and IU-1
SALES PRICE:	$8,500,000



INVESTMENT HIGHLIGHTS

- PROMINENT EXPOSURE ALONG NW 36TH STREET
- PROXIMITY TO MAJOR EMPLOYMENT CENTERS, LIKE THE AIRPORT AND THE HEALTH DISTRICT
- APPROXIMATELY 10 MINUTES FROM WYNWOOD AND MIDTOWN
- APPROXIMATELY 15 MINUTES FROM DOWNTOWN AND MIAMI BEACH

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.

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LOCATION DESCRIPTION

Located along the high-traffic NW 36th Street corridor, the property sits on 36th Street along with 38th Avenue to the west and 37th Court to the east. The property currently has a 25,000+ daily traffic count. This opportunity includes two contiguous lots totaling approximately 88.000 SF or 2.02 acres zoned T6-8-O and IU-1.

The subject property is conveniently located just 2.5 miles from Miami International Airport. The property is also near State Road 112, which allows for easy access to Downtown Miami, Wynwood and Miami Beach.

The area has evolved from a mostly industrial zone into a growing neighborhood with apartment buildings from Pinnacle, Neology, Legacy and many more. The area is quickly becoming one of Miami's fastest growing neighborhoods. The area has also emerged as a vibrant hub for the creative economy, with unique restaurants, numerous nightlife locations, galleries and art museums, like the Rubell Museum. The Rubell Museum Miami is a 100,000 SF contemporary art space located at 1100 NW 23rd Avenue.

Addresses: 3799 NW 36 ST, 3777 NW 36 ST, 3624 NW 37 CT, 3626 NW 37 CT, 3623 NW 37 CT, 3625 NW 37 CT, 3629 NW 37 CT, 3653 NW 37 CT

Folio #: 30-3120-018-0361 and 30-3120-018-0340

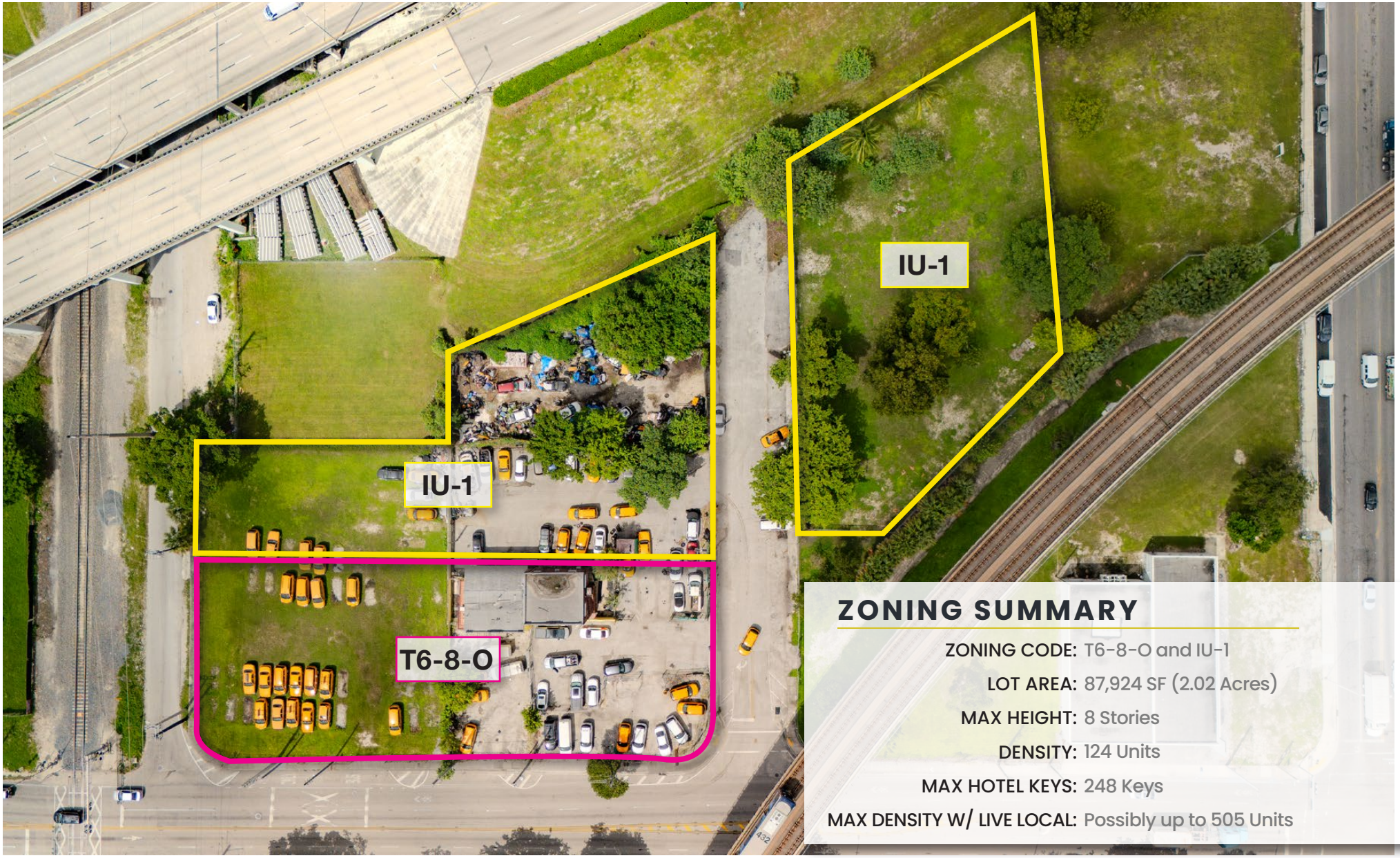


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ZONING BREAKDOWN



ZONING SUMMARY

ZONING CODE:	T6-8-O and IU-1
LOT AREA:	87,924 SF (2.02 Acres)
MAX HEIGHT:	8 Stories
DENSITY:	124 Units
MAX HOTEL KEYS:	248 Keys
MAX DENSITY W/ LIVE LOCAL:	Possibly up to 505 Units

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AERIAL PHOTO



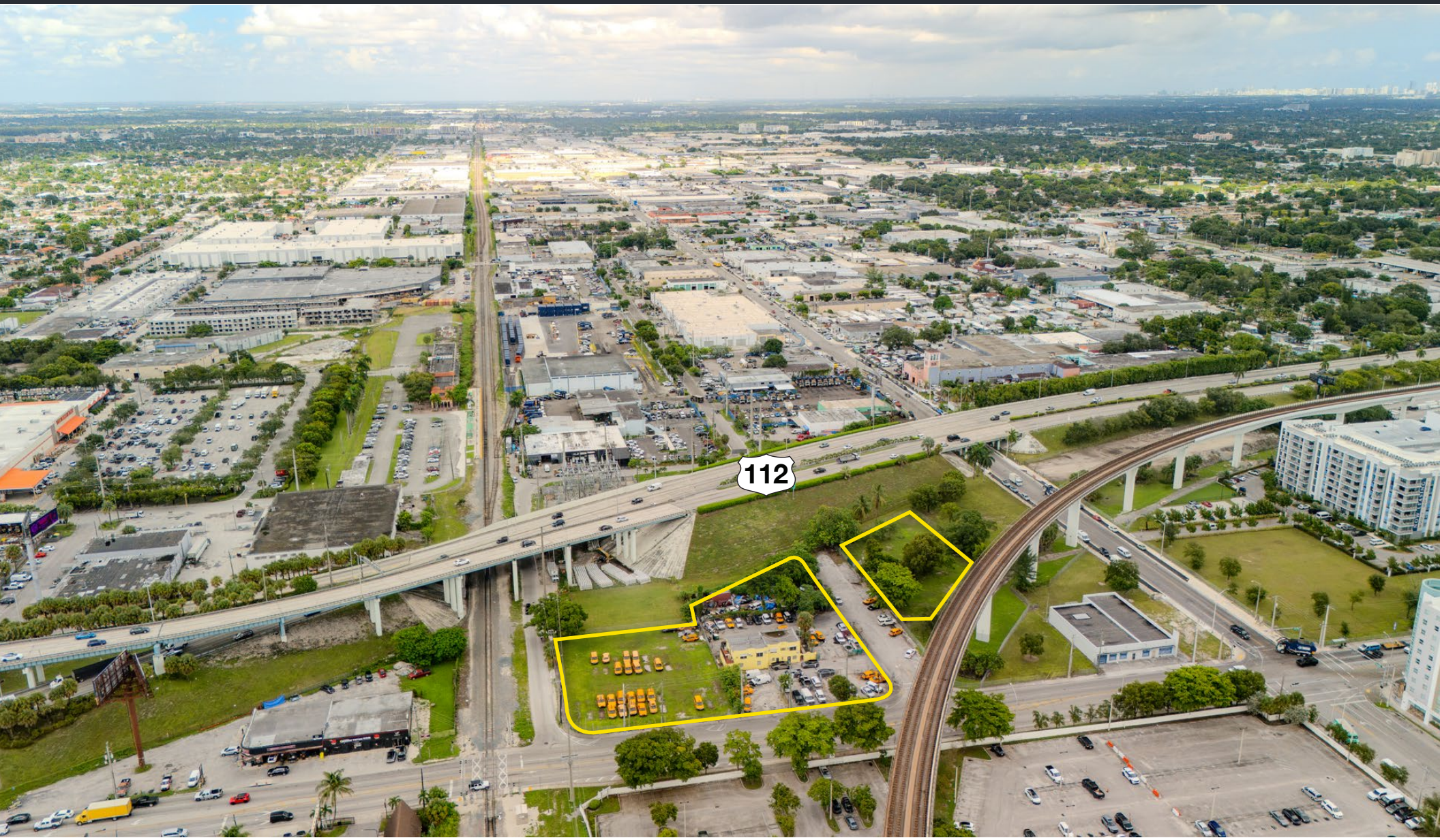
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RECENT DEVELOPMENTS COMPLETED AND UNDER CONSTRUCTION









LEGACY by
Legacy Residential
and Canyon Development

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