

FOR SALE

RETAIL / OFFICE /
DEVELOPMENT SITE

1747 NE 124TH ST

MIAMI, FL 33181

GRIDLINE
PROPERTIES

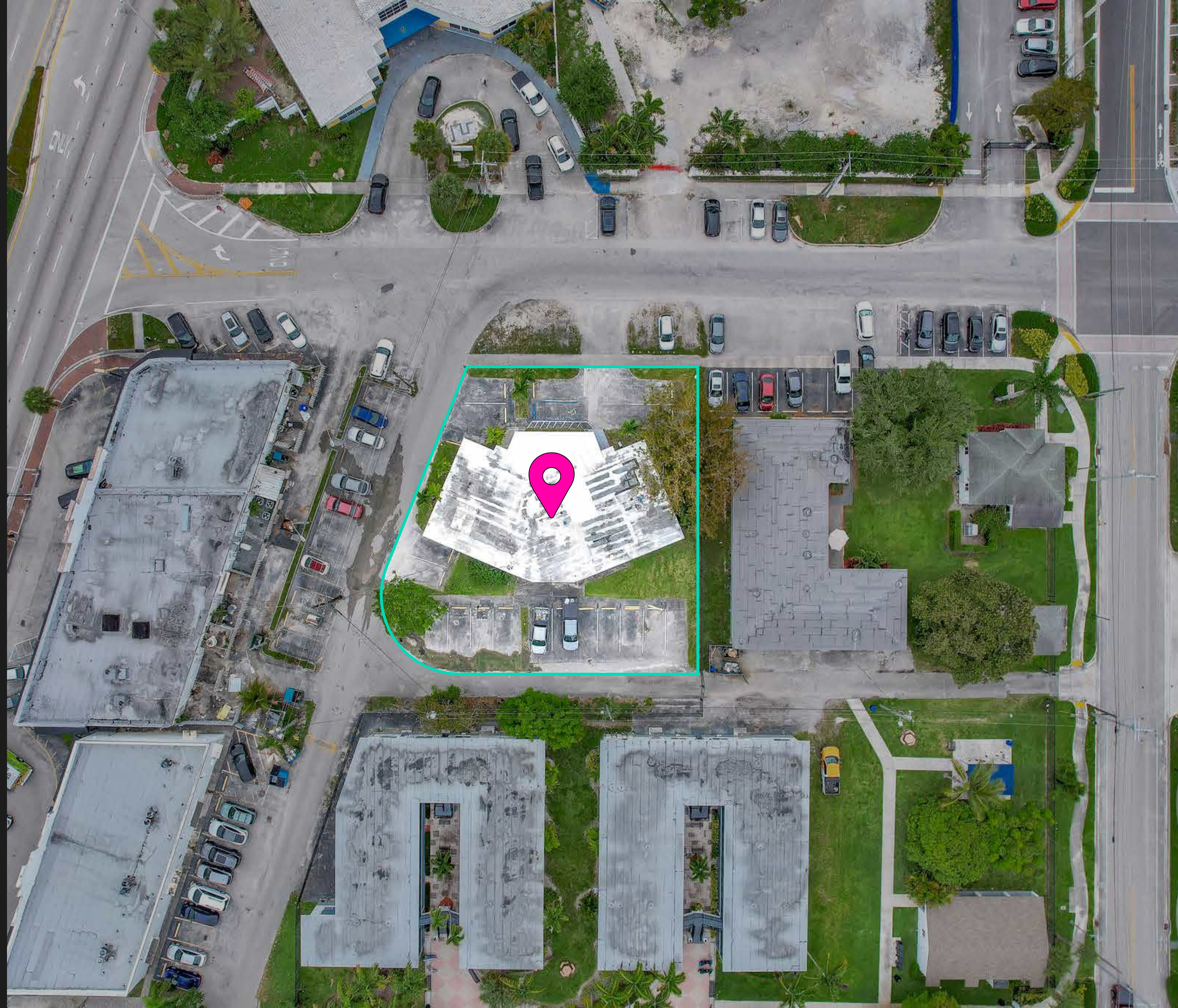


EXECUTIVE SUMMARY

1747 NE 124th Street presents a compelling opportunity to acquire a 3,406 SF office building situated on an oversized 13,680 SF lot, just one parcel off US-1/Biscayne Boulevard in North Miami. The property is zoned C-2BW, allowing for a wide range of uses including retail, office, restaurant, medical, and multifamily.

The asset is well-suited for an owner-user seeking a strategically located professional space with strong visibility and accessibility along a major commercial corridor.

For developers, the site offers meaningful redevelopment potential, with zoning permitting up to 200 feet in height and approximately 150 units per acre. The existing improvements and 18 on-site parking spaces provide immediate functionality while preserving future redevelopment opportunity.



PROPERTY HIGHLIGHTS

FOR SALE

TYPE	Retail / Office / Development Site
BUILDING SIZE	3,406 SF
TOTAL LOT SIZE	13,680 SF
NUMBER OF PARKING SPACES	18
ZONING	C-2BW
PRICE	\$2,075,000

— **PRIME BISCAYNE BOULEVARD LOCATION** – Positioned just one parcel off US-1, offering excellent visibility and accessibility along a major commercial corridor.

— **FLEXIBLE C-2BW ZONING** – Allows for a wide range of uses including retail, office, restaurant, medical, and multifamily.

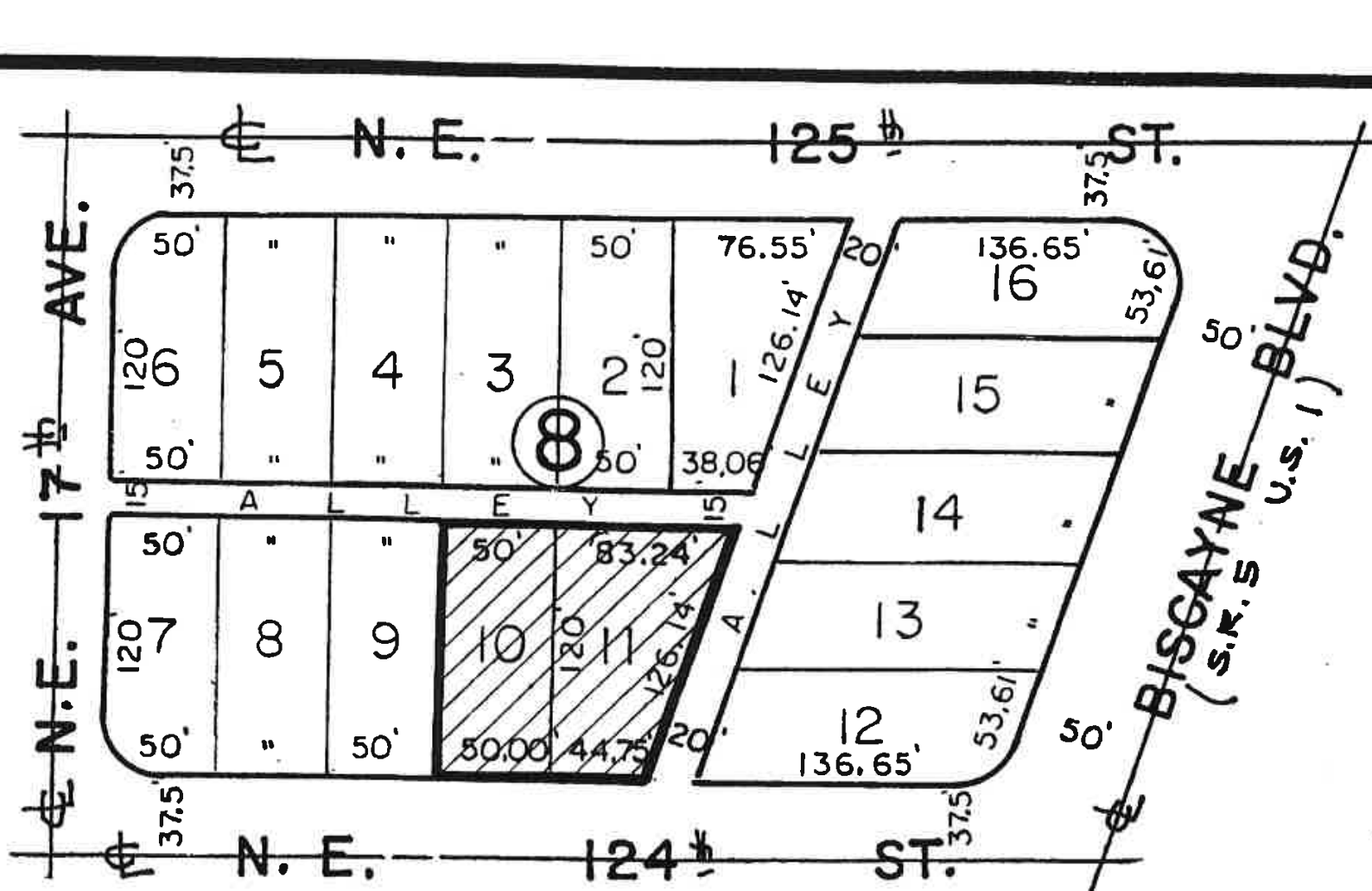
— **COMPELLING REDEVELOPMENT POTENTIAL** – Zoning permits up to 200 feet in height and approximately 150 units per acre.

— **COVERED LAND PLAY** – Existing 3,406 SF structure and on-site parking allow for immediate occupancy or income while planning future development.

— **STRONG OWNER-USER OPPORTUNITY** – Ideal for a professional or medical user seeking a well-located, highly accessible space.



SURVEY



LOCATION MAP
SCALE: 1" = 100

LEGAL DESCRIPTION:

LOT 11, OF BLOCK 348, OF "PORTION OF UNIT A, MIAMI SHORES", ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 17 AT PAGE 46, AND LOT 10, OF BLOCK 8, OF "SUBDIVISION OF A PORTION OF FOSTER AND SANCHEZ TRACT", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31 AT PAGE 45 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD INSURANCE DATA: COMMUNITY NO. 120655, PANEL 0091, SUFFIX "J", FIRM INDEX DATE: 7-17-95, FIRM PANEL DATE: 3-02-94, ZONE: "AE", BASE FLOOD ELEV. 8.00' N.G.V.D.

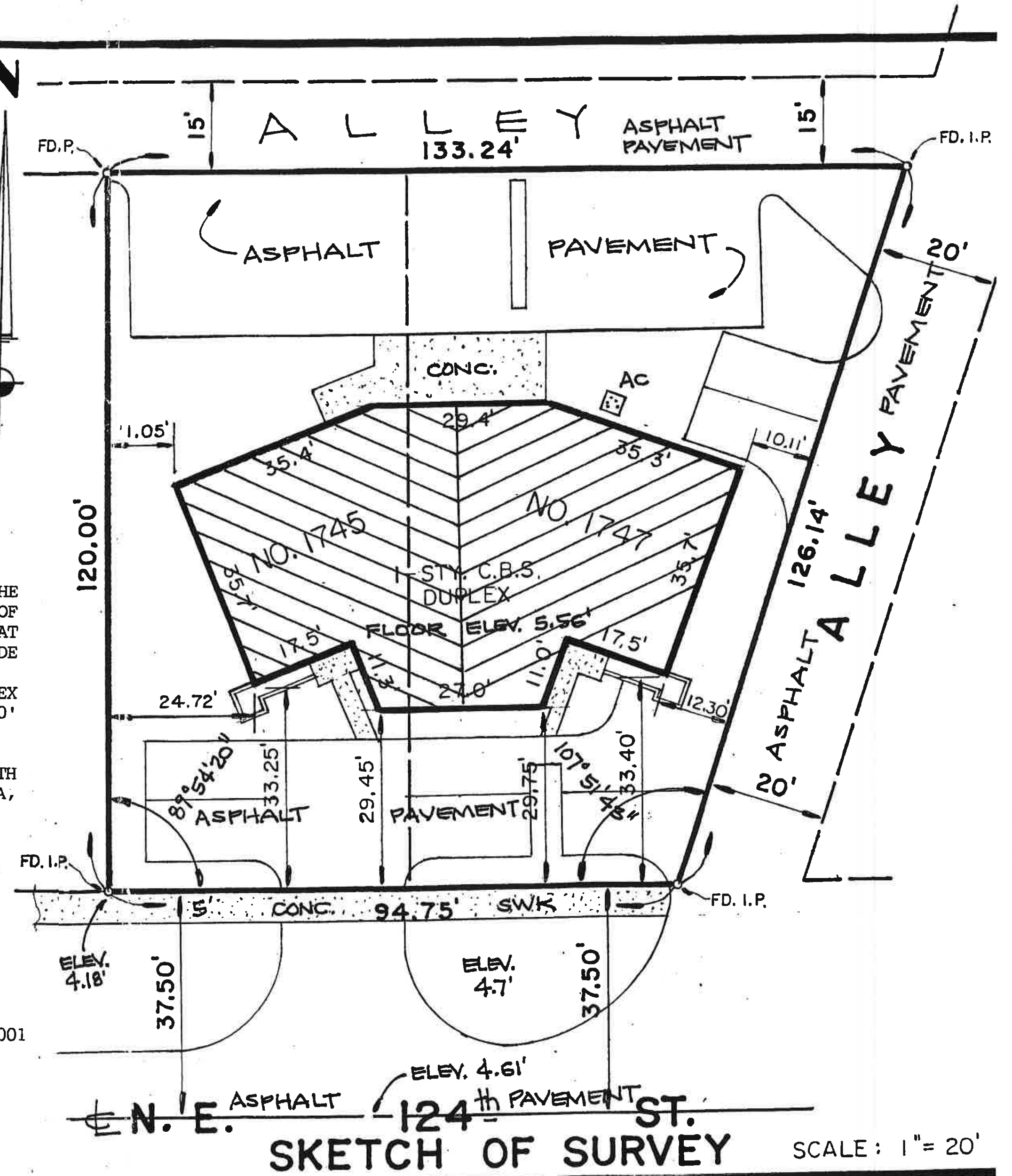
SURVEYOR'S CERTIFICATION: WE HEREBY CERTIFY: THAT THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, CHAPTER 472 OF THE FLORIDA STATUTES.

A. R. TOUSSAINT & ASSOCIATES, INC.
LAND SURVEYORS
620 N.E. 126 STREET, NORTH MIAMI, FL 33161
PH: (305) 891-7340 FAX (305) 893-0325
BY: *Andre R. Fournier* V.PRES.
REGISTERED SURVEYOR & MAPPER NO. 1683
STATE OF FLORIDA

ORDER NO. 12872
F.B. 300A PGS 56-57

DATE: DECEMBER 27, 2001
SCALE: AS SHOWN

THIS SURVEY IS CERTIFIED TO THE FOLLOWING:
GARDEN TITLE CORP.
ATTORNEY'S TITLE FUND
ANDRE R. FOURNIER
SUNTRUST BANK, A GEORGIA CORP.



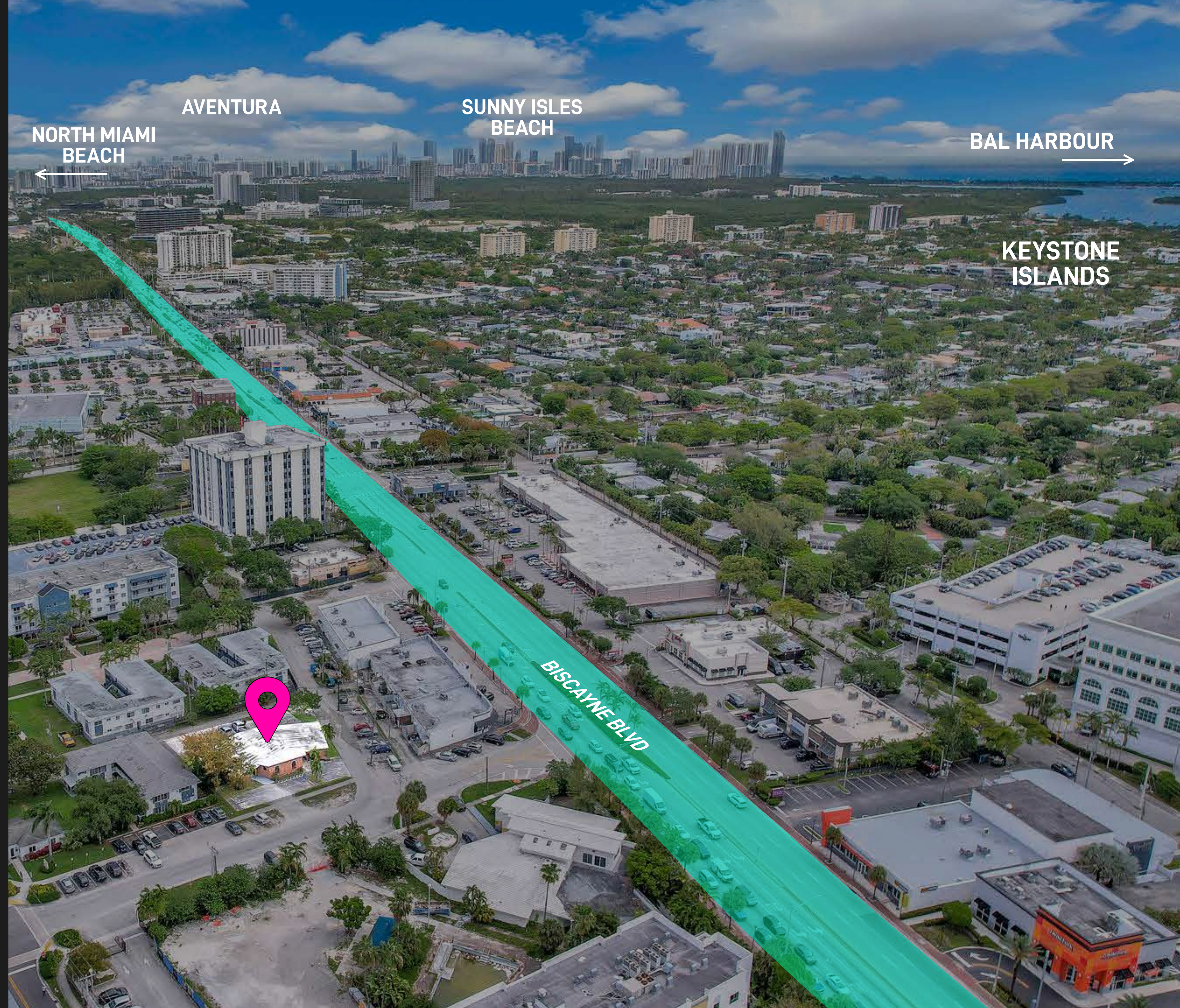
SKETCH OF SURVEY
SCALE: 1" = 20'

LOCATION OVERVIEW

1747 NE 124th Street is ideally situated in North Miami, one parcel from US-1/Biscayne Boulevard — one of South Florida's most prominent commercial arterials. The property benefits from exceptional connectivity, with direct access to I-95 just minutes away, placing Downtown Miami, Fort Lauderdale, and Miami International Airport all within easy reach.

The surrounding area is defined by some of Miami-Dade County's most desirable and established communities. To the north, Aventura offers a thriving retail and residential market anchored by Aventura Mall, one of the largest shopping centers in the country. To the south, Miami Shores provides a charming, walkable neighborhood with strong demographics and consistent demand for professional services. To the east, Bal Harbour is home to some of the most affluent residents in South Florida, drawing high-end retail, dining, and hospitality to the broader corridor.

This confluence of established neighborhoods, major roadways, and a dense daytime population makes 1747 NE 124th Street a highly strategic location for end-users and developers alike.



NEIGHBORHOOD MAP

NORTH BEACH

NORTH BAY VILLAGE

MIAMI BEACH

BRICKELL

DOWNTOWN MIAMI

WYNWOOD DESIGN DISTRICT

LITTLE RIVER

EL PORTAL

MIAMI SHORES



LA FITNESS



WALGREENS



PATAGONIA NAHUEN



TJ MAX



HOME DEPOT



WILD FORK



BEST WESTERN PLUS



WHOLE FOODS MARKET



SUSHI LUCY

MANOR BISCAIENE



NE 124TH ST

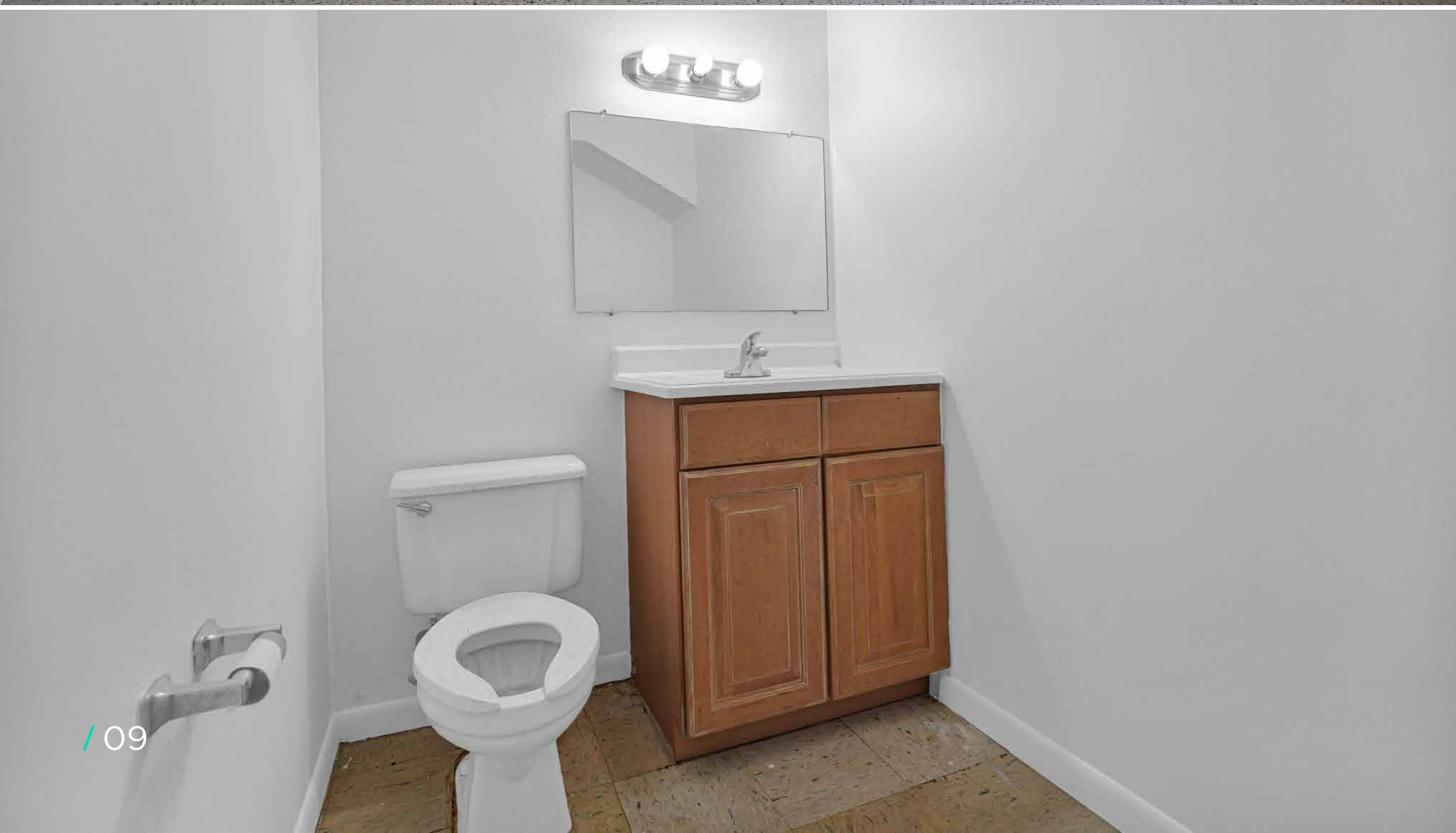
BISCAYNE BLVD

EXTERIOR IMAGES





INTERIOR IMAGES



GRIDLINE PROPERTIES

1747 NE 124TH ST

READY TO SCHEDULE A TOUR?
CONTACT US

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FOLLOW US



Non-Endorsement & Disclaimer Notice

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.