

SIGNALIZED CORNER LAND FOR LEASE | CORAL GABLES BORDER



**DWN
TWN**
REALTY ADVISORS
23.77°N 82.13°W

FOR LEASE

201 & 211 SW 37TH AVE – CORAL WAY, MIAMI



INVESTMENT SALES ADVISORS

Wilson Alers

Executive

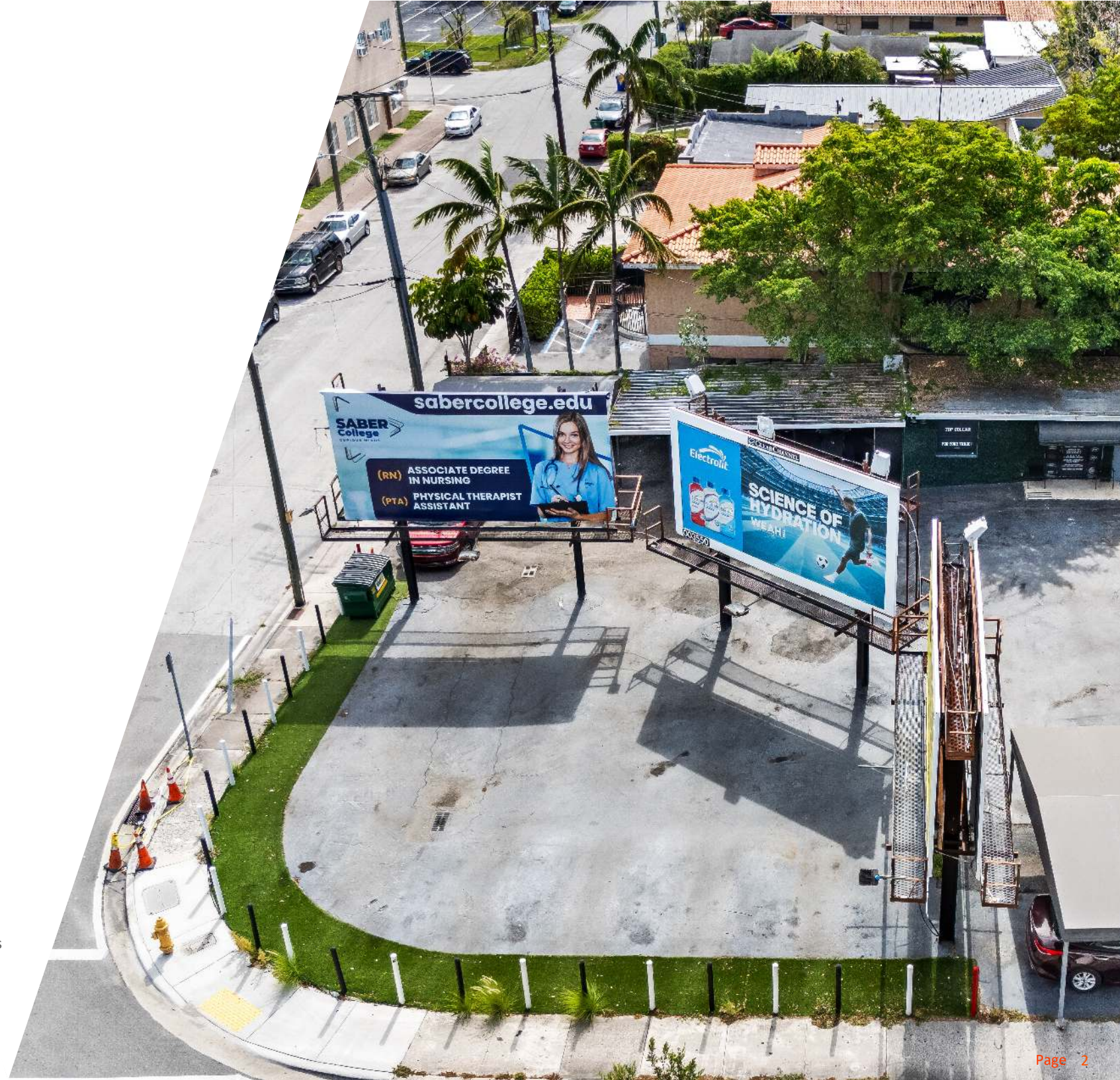
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EXECUTIVE SUMMARY

DWNTWN Realty Advisors is pleased to exclusively present for lease 201 & 211 SW 37th Avenue (the "Property"), an 8,069 SF fenced corner yard located at a signalized corner of SW 37th Avenue (Douglas Road) on the Coral Gables / West Little Havana border. The site comprises two contiguous parcels totaling 0.185 AC with asphalt paving, perimeter fencing, an aluminum carport, and a 468 SF air-conditioned office/retail building delivered in 1984, giving an operator a ready-to-use combination of secure outdoor space and on-site office.

The Property most recently operated as an automotive sales yard and is immediately suited to car sales, vehicle or equipment storage, a contractor yard, or similar outdoor uses under its T6-8-O commercial zoning, subject to City of Miami approval. Hard-corner frontage on Douglas Road provides signalized access and two street frontages, and the 468 SF office fronts the yard for sales, dispatch, or management operations.

The site sits at the seam of Coral Gables and West Little Havana on one of the city's busiest north-south corridors, minutes from the Coral Gables central business district and Miami International Airport. For an operator seeking secure, visible outdoor space with a built-in office on a signalized corner, 201 & 211 SW 37th Avenue offers a yard format that is increasingly scarce in a corridor where land is steadily being absorbed by redevelopment.

201 & 211 SW 37th Avenue, Miami, FL 33135

Coral Gables / West Little Havana Border

8,069 SF | 0.185 AC

Site Area

468 SF

Office/Retail Building

T6-8-O

Miami 21 Zoning

FENCED CORNER YARD WITH OFFICE ON THE CORAL GABLES BORDER

PROPERTY INFORMATION

THE OFFERING

Address	201 & 211 SW 37th Ave, Miami, FL 33135
Submarket	Coral Gables / West Little Havana Border
Site Area	8,069 SF 0.185 AC
Corner	Signalized SW 37th Ave (Douglas Rd)
Premises	Fenced Yard + 468 SF Office Building (1984)
Site Improvements	Asphalt Paving Fencing Aluminum Carport
Prior Use	Automotive Sales Yard
Ideal Uses	Car Sales or Similar Uses
Zoning	T6-8-O (Miami 21) Zone 6100



PROPERTY HIGHLIGHTS



THE SITE

Yard, Office, and Corner

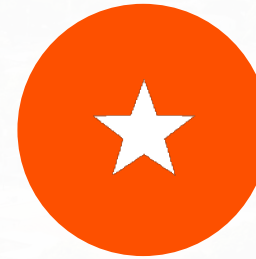
An 8,069 SF paved and fenced corner yard with a 468 SF air-conditioned office and an aluminum carport. A ready-to-use combination of secure outdoor space and front-of-yard office, on a signalized hard corner with two street frontages.



PRIME LOCATION

Coral Gables Border

Positioned on SW 37th Avenue (Douglas Road) at the seam of Coral Gables and West Little Havana, minutes from the Coral Gables central business district on one of the city's busiest north-south corridors.



VISIBILITY

Signalized Corner Exposure

Hard-corner frontage at a signalized intersection of Douglas Road puts an operator's inventory and signage in front of the corridor's daily traffic, with gated access from both street frontages.



FLEXIBILITY

Car Sales or Similar Uses

Most recently an automotive sales yard, the Property suits car sales, vehicle or equipment storage, a contractor yard, or similar outdoor uses under T6-8-O commercial zoning, subject to City of Miami approval.

SITE OVERVIEW

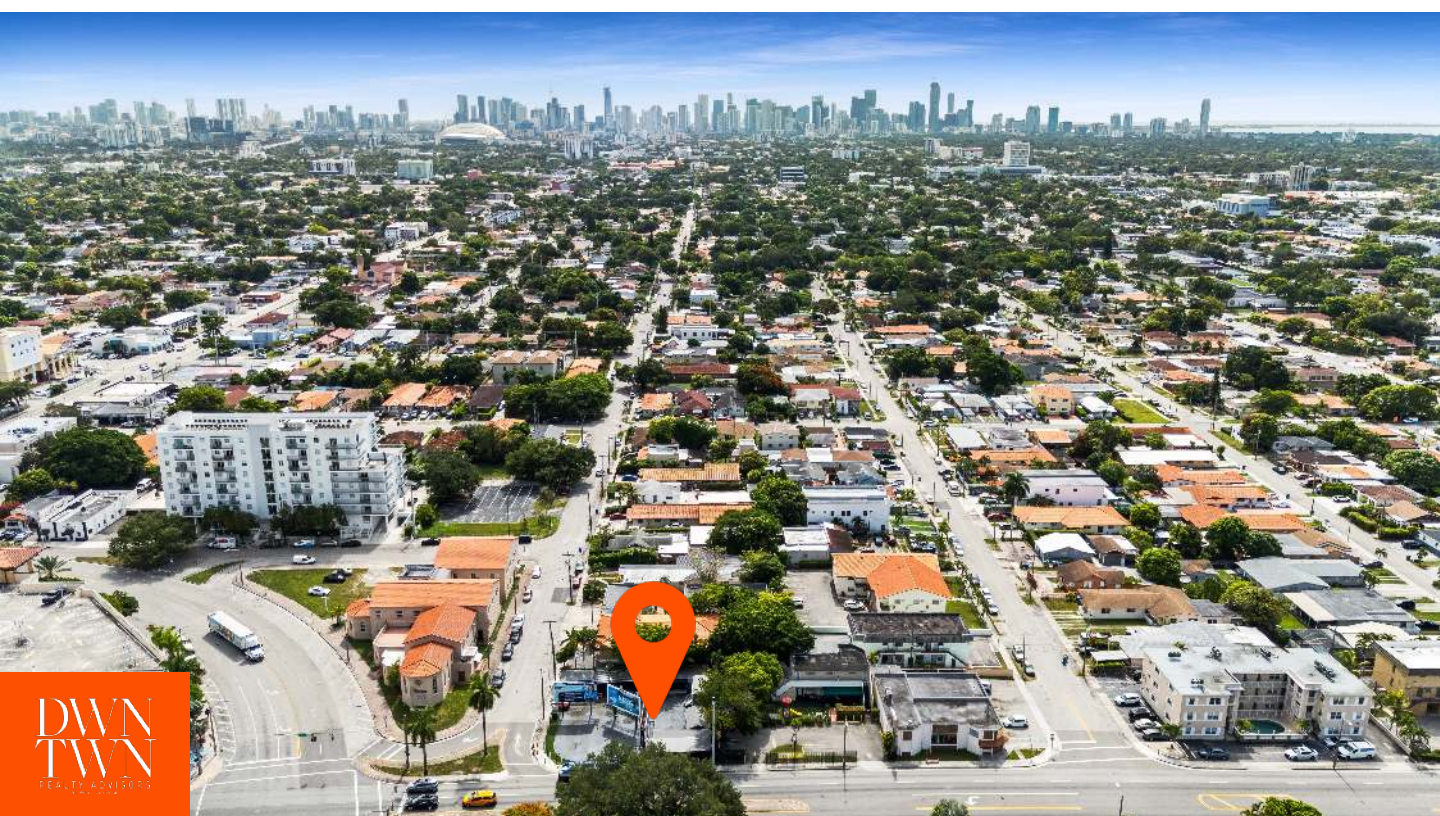
TWO FOLIOS · 8,069 SF · SIGNALIZED CORNER

Douglas Road

SW 2nd Street

Ponce De Leon Boulevard

AERIALS



CONTACT

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