



321 NW 37th St, Miami, FL 33127

\$600,000

Central to DT Mia Civic Ctr Pt of Mia Design Dist & Mia Intl

Build a boutique Off-Apt-Condo-Motel-Rec-Relig Mixed-Use facility & collect solid, long-term income!



Steve Epstein
FL 0348217, 0348217
305.546.5132

Listing Added: 02/15/2025

Listing Updated: Today

Keyes | COMMERCIAL



Details

Asking Price	\$600,000	Property Type	Mixed Use, Hospitality, Multifamily
Sub Type	Apartment Building, Motel, Commercial-office-retail-residential-hospitality	Investment Type	Redevelopment
Investment Sub Type	Live-Work; Res-Office, Hospitality, Mixed-Use	Lease Type	Modified
Tenancy	Single	Lease Term	99 years
Lease Commencement	10/01/2016	Lease Expiration	09/30/2115
Remaining Term	88 years	Occupancy	100%
Occupancy Date	10/01/2016	Units	1
Keys	1	Zoning	T68-O Miami21 150 units/acre
Lot Size (SqFt)	5,750	Price/SqFt (Land Value)	\$165 - 172/SqFt
Broker Co-Op	Yes	APN	01-3124-002-1350
Lease Options	20 Yr Auto Renewal	Ground Lease	Yes
Ground Lease Expiration	09/30/2115	Ground Lease Remaining	88
Ownership	Est of Robert Labranche		

Marketing Description

NEW \$600K Price rock bottom. Attn Developers, Architects, Builders, Investors. Build up to 6 story Mixed Use Office, Commercial/Residential micro-units or Motel. Zoned T68-O Density 150 units/ac. 5750 SF lot in Wynwood Norte RDD2 1 blk N of NW 36 St off NW 3rd Ave. Plus Income from solid, NO vacancy, long-term billboard lease for the development. 3 Blks from the Design District & Midtown, The Civic Ctr., Hospitals, Downtown, Port of Miami, Miami Intl. are all nearby. There is ingress & egress for the billboard operations. Lessee pays property, liability & workman's comp insurance policies, the utilities & ground maintenance of the pole. Lessor is named co-insured and only pays RE Tax. The Value will be developing the Lot. The billboard revenue is a Plus cash flow. It's a NO Vacancy, solid, ongoing, income stream. Being SOLD "AS-IS" all cash to Seller, buyer(s) to do your own due diligence. Seller has some information available regarding your due diligence with a signed NDA. Call, text or email today. Thank you for your time. Billboard is owned & operated by a reputable 3rd party who hold the permit.



Investment Highlights

Please sign attached NDA for copy of lease, site plan, survey, soil boring (10/2015) Income v Expense 2023, '24, '25

Steven C Epstein, P.A.

Broker-Realtor

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Lic. BK348217

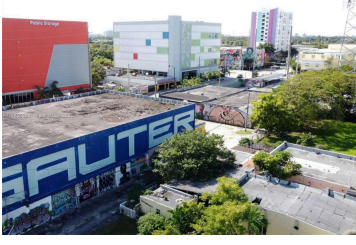
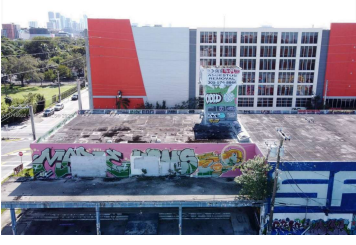
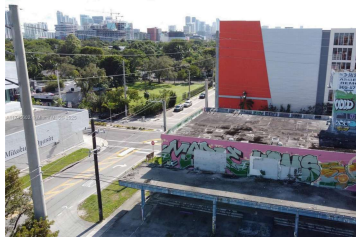
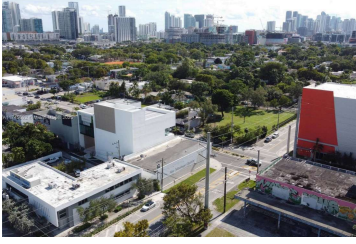
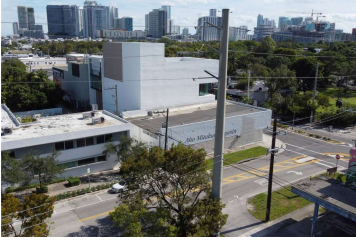
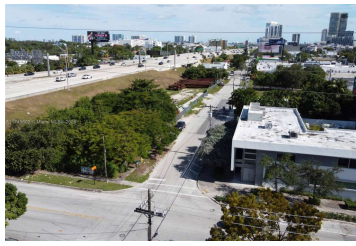
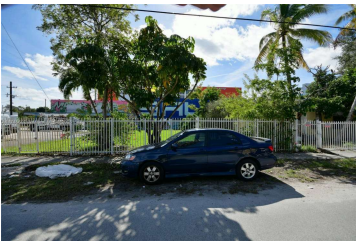
Keyes Commercial, Inc.

2423 S LeJeune Rd. Coral Gables, FL 33134

Offered subject to errors, omissions, change in price and/or terms, prior sale or withdrawal from market without notice

Location (1 Location)





Demographic Insights

