

31 NW 4TH ST., HOMESTEAD, FL 33030

13,000 SQ. FT | 0.3 ACRE LOT

OFFERED AT

**\$505,000**



A11687990 © Miami MLS® 2024  
**KROME AVE.**

**NW 4TH ST.**

## VACANT COMMERCIAL LOT

### ABOUT THIS PROPERTY

A GREAT INVESTMENT OPPURTUNITY TO SCALE YOUR BUSINESS BY DEVELOPING THIS 13,000 SF VACANT, INFILL LOT IN THE HISTORIC DOWNTOWN BUSINESS DISTRICT ALONG KROME AVE. AND THE AREA AROUND MIAMI-DADE COLLEGE HOMESTEAD CAMPUS, HOMETSTEAD CAMPUS, HOMESTEAD POLICE STATION AND CITY HALL. SITUATED IN ZOING OVERLAYS BOOSTING DEVELOPMENT POTENTIAL TO PERMIT THE FOLLOWING ALLOWED USES; ACCESSORY BUILDING, APARTMENT/CONDOMINIUM, CIVIC GOVERNMENT, OFFICE AND EDUCATIONAL JUST TO NAME A FEW. ZONED (B-1) RESTRICTED RETAIL COMMERCAIL DISTRICT. BUILDING HEIGHT LIMITATIONS SIX (6) STORIES. LOCATED IN AN OPPORTUNITY ZONE WITH ATTRACTIVE TAX BENEFITS



**13,000**

SQ. FT.

**0.3**

ACRE LOT



**ALANKA CHRISPIN**

Realtor

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**Keyes**

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**AREA REPORT**

**VERY CONVENIENT**

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within **1 mile**.

- ATM < 0.1 MI
- GROCERIES < 0.1 MI
- PHARMACY 0.1 MI
- GAS 0.1 MI
- COFFEE 0.2 MI
- MEDICAL 0.2 MI
- GYM 0.2 MI
- CLEANERS 0.3 MI
- MOVIE THEATER 2 MI



**SCHOOL REPORT**

**SCHOOLS IN YOUR AREA**

The assigned schools are **average** for the area. There are also **27** private schools and **21** charter schools within **5 miles**.

- 4 RATING**  
PK-5 WEST HOMESTEAD K-8 CENTER ASSIGNED
- 3 RATING**  
6-8 HOMESTEAD MIDDLE SCHOOL ASSIGNED
- 5 RATING**  
9-12 SOUTH DADE SENIOR HIGH SCHOOL ASSIGNED



**OUTDOOR REPORT**

**THE GREAT OUTDOORS**

This home is located near a variety of outdoor activities.

**POPULAR**

- GOLF COURSE KEYS GATE GOLF CLUB (2.7 MILES)
- PARK PLAZA LICENCIADO BENITO JUAREZ PARK (4.3 MILES)



**FOOD REPORT**

**NEIGHBORHOOD EATS**

This home is located near **37** moderately priced restaurants and has an **average** variety of cuisines.

**BY CATEGORY**

FAST FOOD .....	9	ITALIAN .....	2
PIZZA .....	7	INTERNATIONAL .....	2
MEXICAN .....	6	CAFES, COFFEE AND TEA .....	1
AMERICAN .....	5	SUSHI .....	1
ASIAN .....	4	OTHER .....	5

