




# MIDTOWN

3701 NW 3rd Ave, Miami, Florida 33127

DEVELOPMENT  
SITE

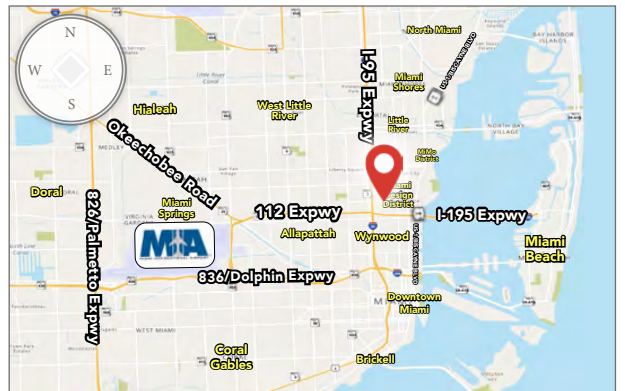
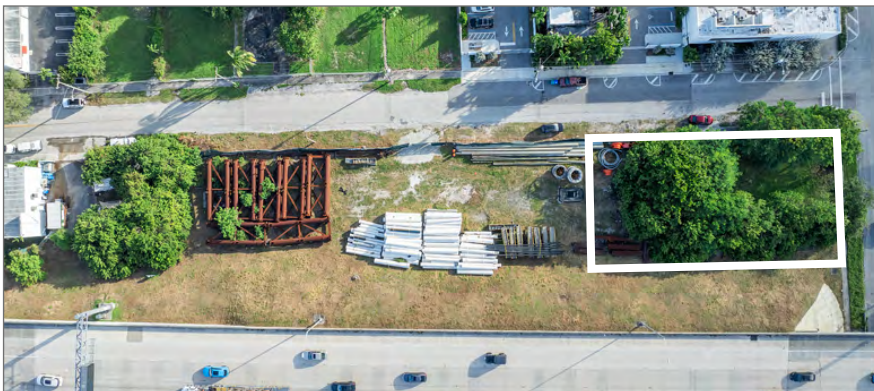
**FOR SALE**



|  |                 |                    |
|--|-----------------|--------------------|
|  | TOTAL LOT SIZE: | <b>6,784 SF ±</b>  |
|  | SALES PRICE:    | <b>\$1,400,000</b> |
|  | ZONING:         | <b>T5-O</b>        |



- Located within the " Wynwood Norte NRD-2 Overlay"
- Seller Financing Available
- Approx. 27 buildable units allowed
- Unobstructed visibility from 1-95 with approx. 147,000 Average Daily Traffic
- Ideal for Multi-Family Development, Live Work, Office and Boutique Hotel
- Development Incentives for future development, including possible parking reductions
- Adjacent parcel available for sale



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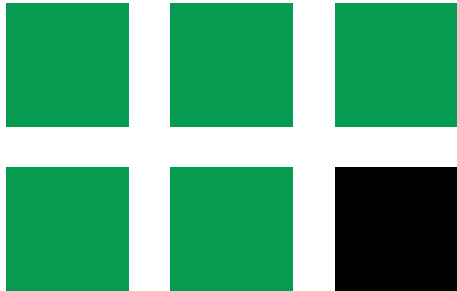
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