

## Unique Development Opportunity

North Miami & North Miami Beach  
Florida

### SUMMARY:

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Excellent opportunity to build on 1.78 acres of land. The property is located in the city limits of North Miami and North Miami Beach. Easy access from Biscayne Boulevard, close to 826 Expressway. Currently operated as a Car Wash with Lube center, and a Gas Station (Citgo) with cafeteria. Environmental Phase I have been recently performed with a clean report.

**Asking Price**  
**\$8,500,000**



### PROJECTIONS:

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#### Projection 1

- 2-story Retail / Office bldg.
- 150 parking spaces (around bldg.)
- 34,340 gross Sq. Ft.

#### Projection 2

- 11-story Retail / Office tower
- 764 parking garage (Level 1 to 6)
- 178,500 gross Sq. Ft.

*For More Information please contact:*  
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