

# Miami Gardens Development Opportunity

**Property ID: 14453059**  
<http://listing.loopnet.com/14453059>

**Miami Gardens Development Opportunity**   
 3285 NW 183 ST  
 Miami, FL 33169  
 County: Miami-Dade

**For more information, click to email:**  
**Fabian Garcia-Diaz, GRI, PA** (305) 935-8050



For Sale		Active
<b>Primary Type:</b>	Land	Retail (land)
<b>Lot Size:</b>	32,175 SF	
<b>Price:</b>	\$790,000	
<b>Date Last Verified:</b>	2/14/2006	

## Additional Information

**Property Description:**

Ideal opportunity for to own a vacant corner lot on busy Miami Gardens Drive, with 32,175 Square Feet approximately, zoned BU-1A. Owner has plans in teh works for 11 store-front retail spaces (total of 10,000 Sq. Ft.) and 30 parking spaces.

**Location Description:**

Located on busy Miami Gardens Drive (6-lane street), heavy traffic count, close to Pro-Player stadium and national tenants.

**Additional Types:**

Retail-Pad (land)  
 Commercial/Other (land)  
 Strip Center

**Commission Split:**

3%

## Highlights

- Retail development opporunity
- Miami Gardens Drive
- Shopping Center
- Heavy traffic count
- Vacant Land
- Large lot



1/4/2006

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and

legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.