



For Sale Residential Land

7660-7680 NW 17th Ave.
Miami, FL 33147

WOW! Great Location

- Seller will consider Joint Venture or Sale with Entitlement Rights
- Close to I-95
- Corner Unit / Residential Site
- Motivated Seller / Zoned RU3-M
- 10 Total Units Planned
- 2 Stories / 5 Units per Story
- 764 SQ FT per Unit

+/- 8,773 SQ FT
LEASABLE SPACE

+/- 25,200 SQ FT LOT

\$ 300,000

TAX ID:
30-3110-010-0010
30-3110-011-0310

TRAFFIC COUNT:
Highway I-95: 44,000 vehicles
NW 17th Ave: 23,620 vehicles



JOE PELAYO, CCIM, SIOR
TREC@JOEPELAYO.COM
WWW.TRECFL.COM
954.224.8773

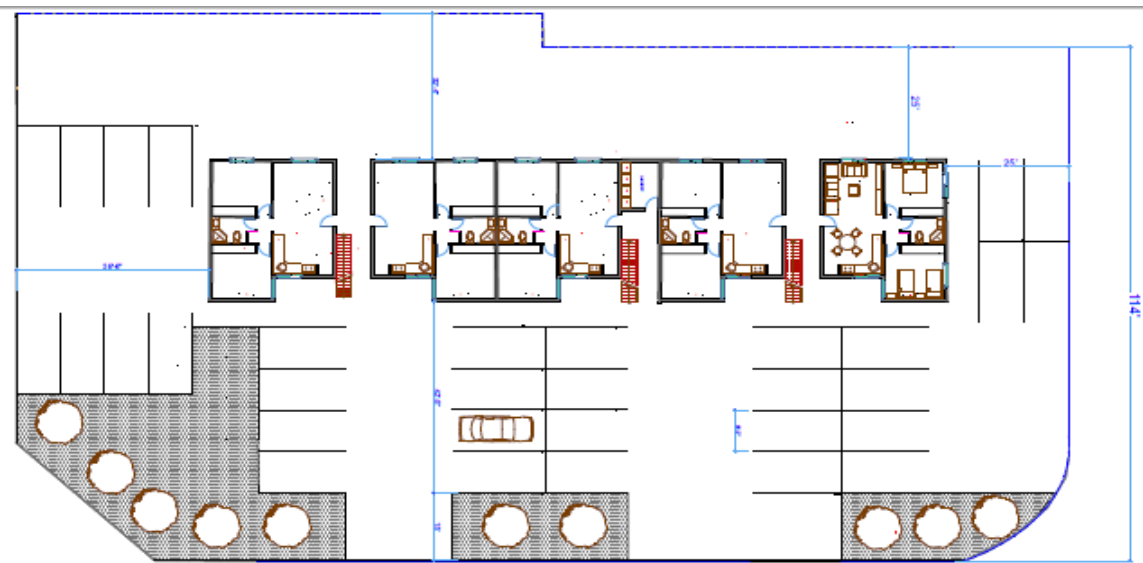
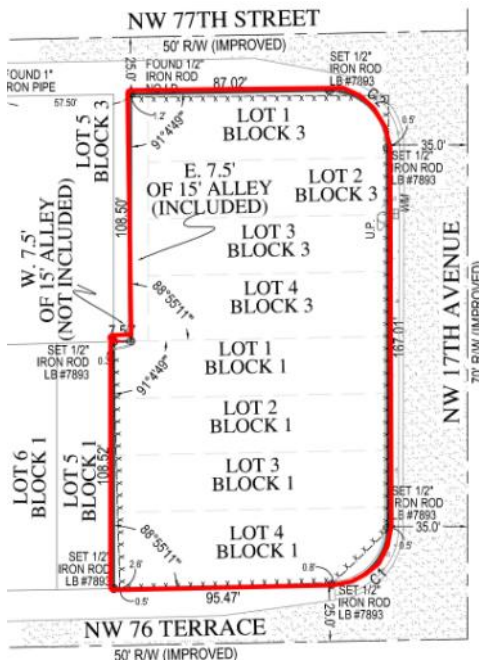
TREC Total Real Estate
Consultants Inc.
www.trecfl.com

CoStar
POWER BROKER™ AWARD
Top Firm & Agent
Ranked on sales & leasing transactions

NOTE: This offering subject to errors, omissions, prior sales or withdrawal without notice



7660 - 7680 NW 17th Ave. Miami, FL 33147



JOE PELAYO, CCIM, SIOR
 TREC@JOEPELAYO.COM
 WWW.TRECFL.COM
 954.224.8773

TREC Total Real Estate
 Consultants Inc.
 www.trecfl.com

CoStar
POWER BROKER™ AWARD
 Top Firm & Agent
 Ranked on sales & leasing transactions

NOTE: This offering subject to errors, omissions, prior sales or withdrawal without notice