

FOR SALE

BANK FORECLOSURE

COMMERCIAL SITE, MIAMI, FL



PROPERTY: 1.5 acres (65,186 s.f.) with 465 feet of frontage on NW 36th ST.

STREET ADDRESS: 6301 N.W. 36th Street, Virginia Gardens, FL 33166

DESCRIPTION: The Property is one of the few remaining vacant sites currently available on the highly travelled NW 36th St., which boasts average traffic counts exceeding 66,000 per day.

Located directly across from the Miami International Airport, and close to major hotels, services, Doral and the Miami Springs Country Club, this location boasts a surrounding population of over 139,000 in a 3 mile radius. The site offers easy access onto NW 36th St. through two west bound curb cuts and one east bound median cut.

ZONING: Restricted Commercial (RCU) in the Village of Virginia Gardens.

PERMITTED USES: Personal service businesses, professional offices, and medical offices. Similar commercial uses may be acceptable with a special application.

UTILITIES: Water, sewer, electric, and natural gas are to site.

REAL ESTATE TAXES:	<u>2009 Tax Assessment</u>	<u>2009 Taxes</u>	<u>Folio Number</u>
	\$1,683,515	\$35,874	26-3025-001-0244

OFFERING PRICE: **REDUCED** \$1,600,000

TERMS: Seller will consider a variety of structures including seller financing or joint venture subject to mutually agreeable terms.

CONTACT:

Atlantic Western Realty Corporation, Exclusive Agents.
Jay Romfh, Director of Leasing & Investment Sales
Brad Scherer, President

NOTE: This offering subject to errors, omissions, prior sale or withdrawal without notice. Printed by National Multiple Listing, Inc. www.GoNML.com 1-800-327-5770 NML 1855791

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MIAMI SPRINGS COUNTRY CLUB

Subject 

NW 57TH AVE

NW 62ND AVE

NW 36TH ST

CLARION HOTEL & COMFORT INN

DENNY'S RESTAURANT PIZZA HUT

REGIONS BANK

ALLIANCE HOTEL

AAR

MIAMI INTERNATIONAL AIRPORT

