



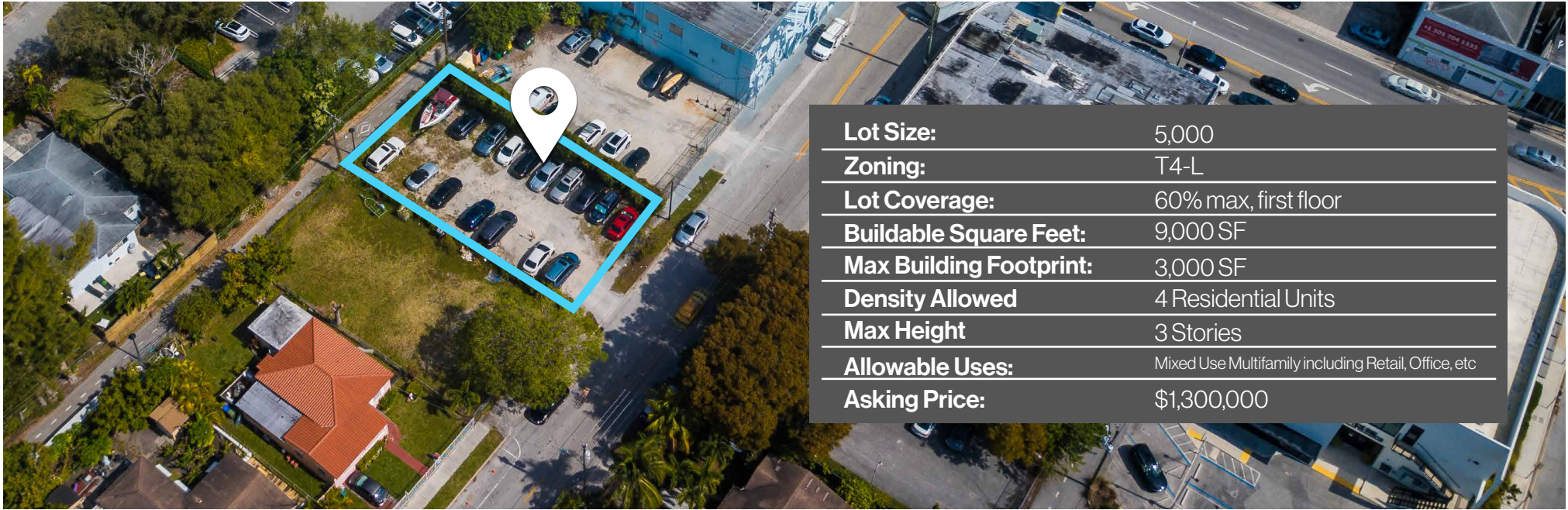
27 NW 39 ST
MIAMI, FL 33127

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PROPERTY OVERVIEW



27 NW 39th Street rests on the corner of the Design District and offers a developer a chance to build a strategically located infill development at a discount of Design District prices. The property would cater to a variety of uses such as restaurant, office, and/or four-plex development. Located directly adjacent to the incredibly popular Harry's Pizzeria, 27 NW 39th Street shares a property line with the Design District's majority owner, Dacra Development - making it a strong bet for future appreciation.

The property is located adjacent to the Design District's Special Area Plan Zoning Overlay which allows for increased lot coverage ratio among other advantages over Miami 21 zoning. Owner could potentially apply to be added to the overlay. There is also \$1200/month of short-term income in place to help cover costs.

PROPERTY HIGHLIGHTS

- Ideal for mixed use building
- Located near highway exit and entrance
- Steps from Cityview and Museum Garages
- Across the street from The Ursa an upcoming Class-A office tower built by Dacra



RETAILERS NEARBY



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NEIGHBORHOOD



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