

# ALLAPATTAH LAND FOR SALE

3026 NW 32ND AVENUE, ALLAPATTAH, FL 33142

**kaizen.**  
REALTY PARTNERS



## OFFERING SUMMARY

**Sale Price:** \$1,075,000

**Folio Numbers:** 30-3128-013-1800  
30-3128-013-1901

**Lot Size:** +/- 20,489 SF  
(140 x 145)  
  
+/- 6,750 SF  
(50 x 135)

**Traffic Count:** 32,500

## PROPERTY OVERVIEW

Great Opportunity to own and Develop in this corner lot fronting NW 32nd Avenue corridor. +/- 27,239 SF lot of Industrial Land ideal for Multi-Tenant warehouse development, Retail or Commercial. Two Folios, One with an existing residential building consisting of 1,033 SF.

Zoned IU-1

This Districts Permits: Light Industrial Manufacturing, Wholesale Distribution Facilities, Warehousing, Storage Facilities and/or Office.

## LOCATION OVERVIEW

Located in Allapattah on the SW Corner of NW 31st Street and NW 32nd Avenue. In a central enterprise zone. Close proximity to major highways, health district, Wynwood, Little Havana, Miami Beach and Downtown Miami.

# AERIAL PHOTOS

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