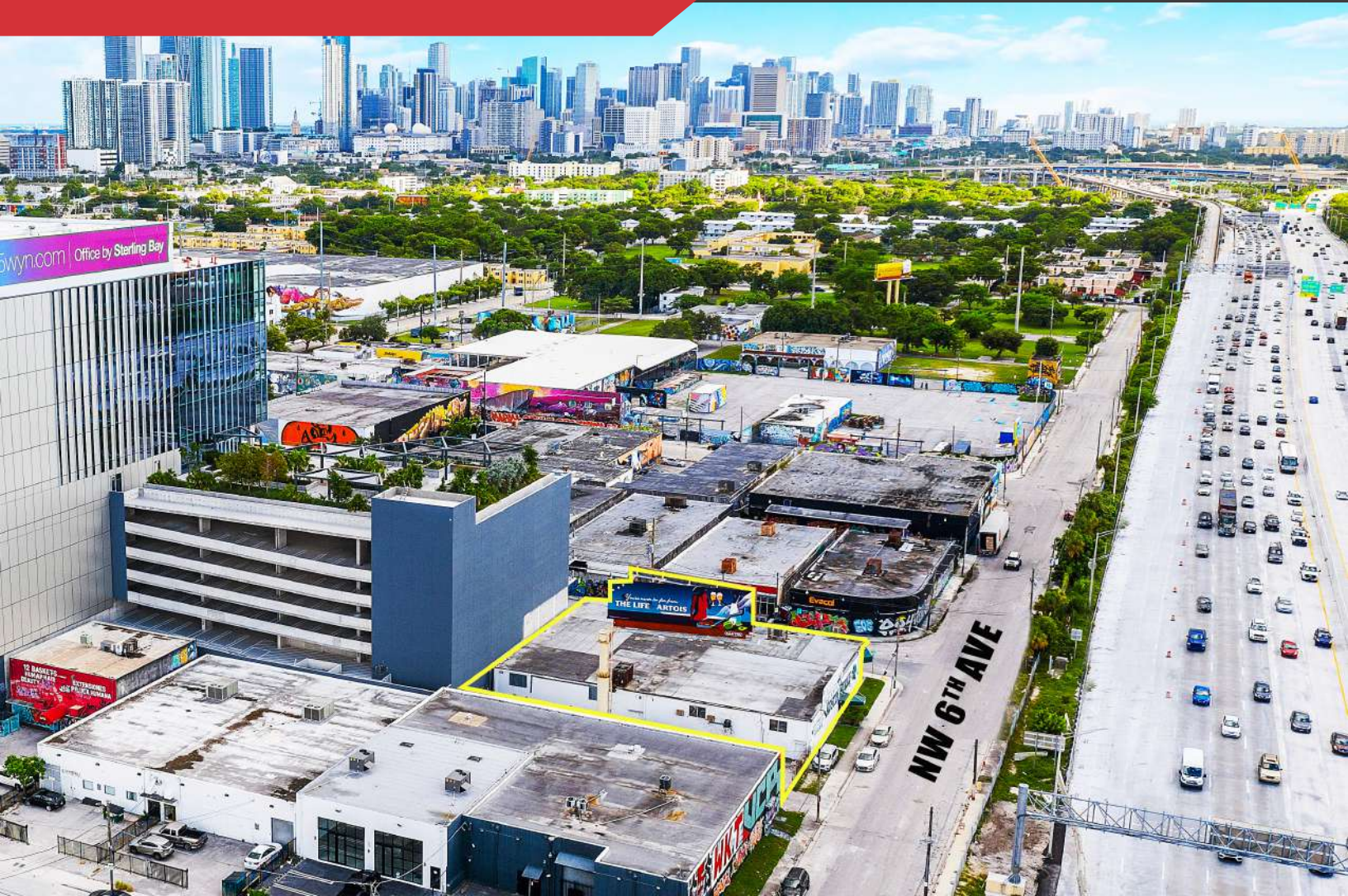


WYNWOOD REDEVELOPMENT OPPORTUNITY

2601 N.W. 6TH AVENUE
MIAMI, FL 33127

LAND SIZE: 16,800 Sq Ft
DEVELOPABLE UP TO: 168,000 Sq Ft



OVERVIEW

Address:	2601 N.W. 6th Avenue Miami, Florida 33127
Land Area:	0.39 acres, or, 16,800 square feet
Building Size:	11,396 Square Feet
Parcel ID #:	01-3125-025-0280
Zoning:	D-1, City of Miami, Florida, with NRD-1, Overlay Wynwood Industrial District
Development Potential:	134,000± square feet 168,000± square feet with bonus.
Building Height:	Up to six (6) stories Up to eight (8) stories with bonus.
Vehicle Counts:	I-95 - 250,787 vehicles per day
Asking Price:	\$9,750,000.00



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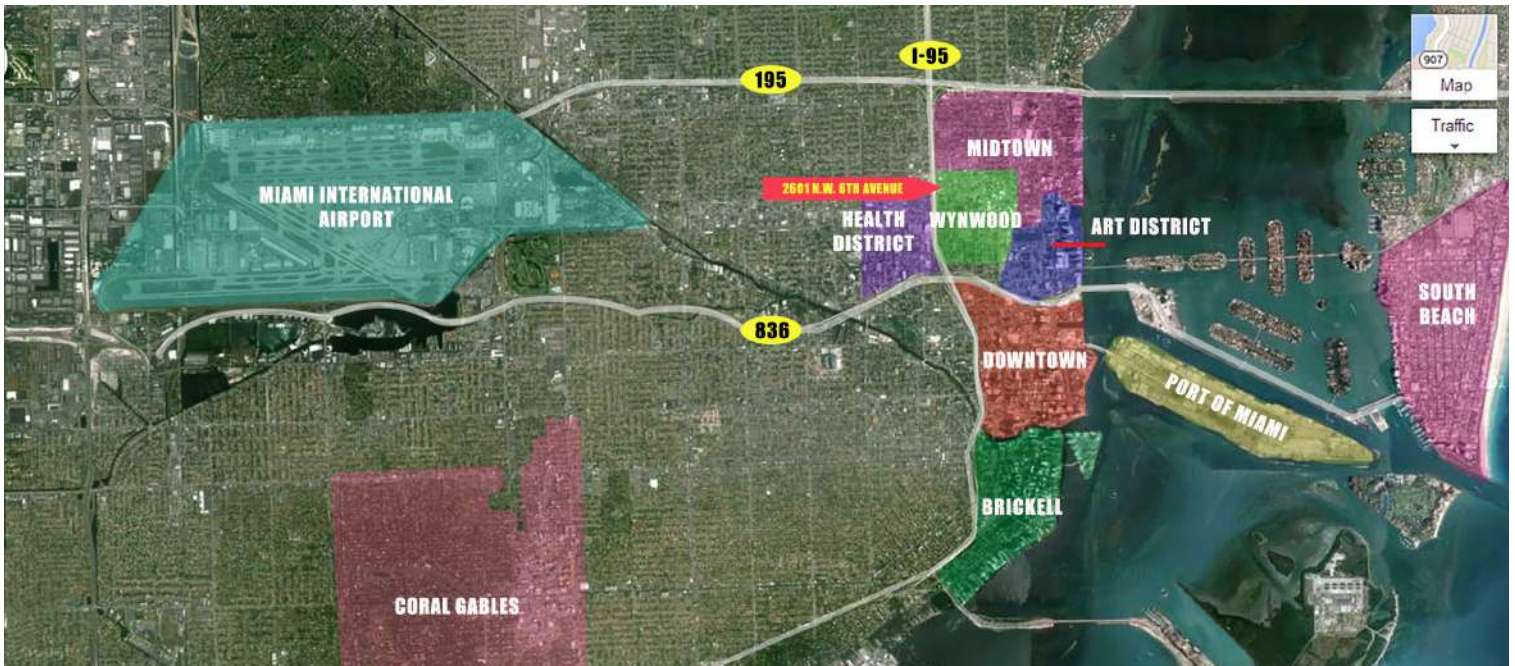
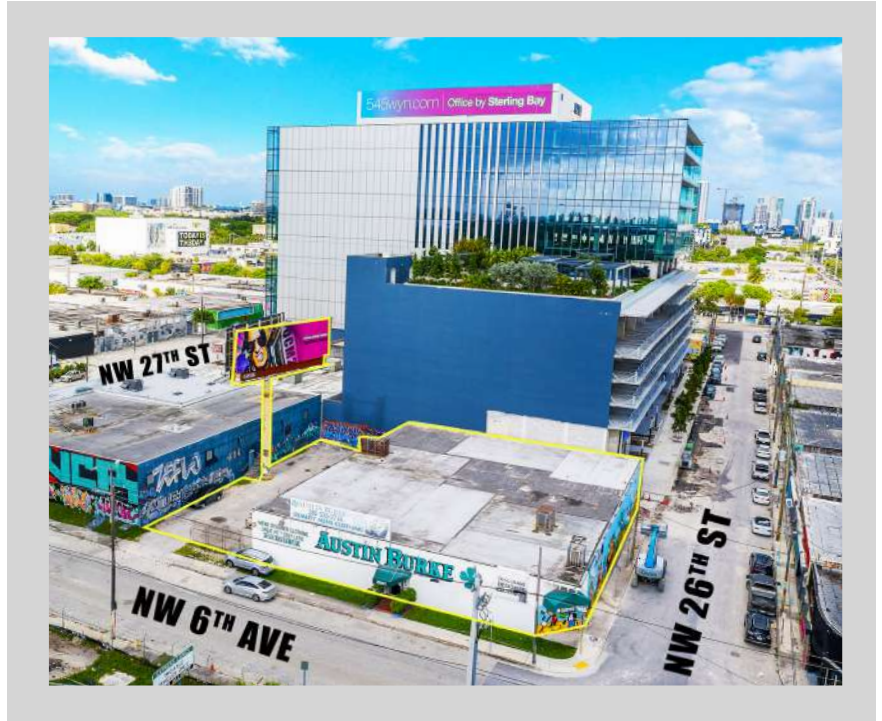
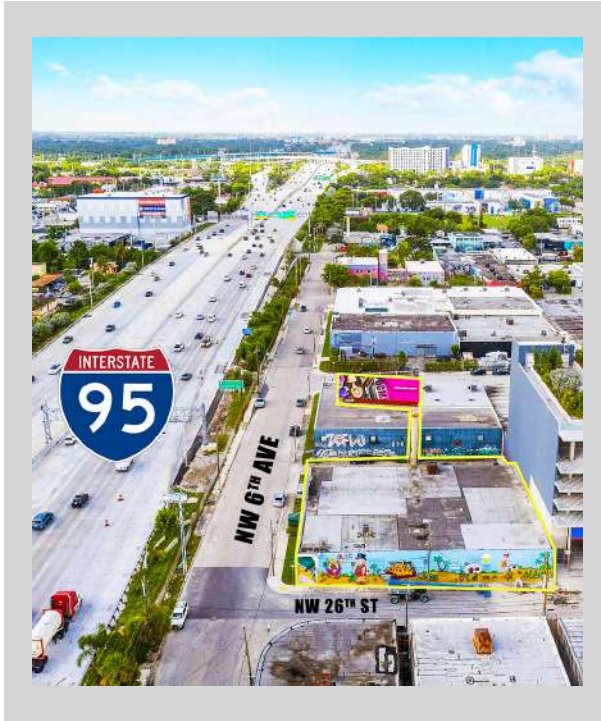
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LOCATION MAP

2601 N.W. 6TH AVENUE
MIAMI, FL 33127

Photos



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