

FOR SALE | \$1,310,000
ASSEMBLAGE OPPORTUNITY IN HEALTH DISTRICT

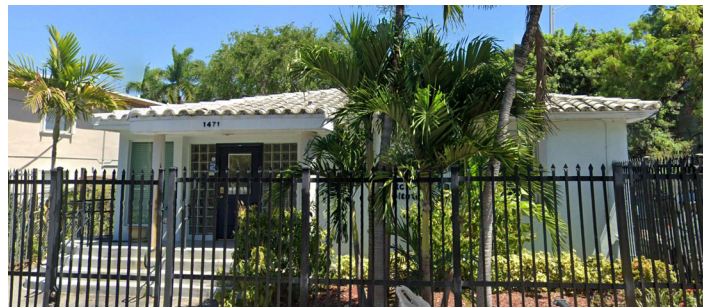
NAIMiami



1465-1471 NW 8 AVENUE | MIAMI, FLORIDA 33131

PROPERTY DETAILS

Lot Size	9,128 square feet
Building Size	2,094 square feet
Zoning	CI-HD
Primary Use	Office/Educational



PROPERTY FEATURES

- Great for medical/office user, daycare facility, or drug rehabilitation facility
- Possible redevelopment site
- Institutional zoning which allow for an FAR of 8

LOCATION FEATURES

- Surrounded by Miami's largest concentration of medical services: University of Miami, Jackson Memorial, Veterans Admin., Bascom Palmer Eye, Etc.
- Close to I - 95, SR 836, I - 395
- Close to Downtown, Miami International Airport, and Miami Beach
- Great investment opportunity in an established area

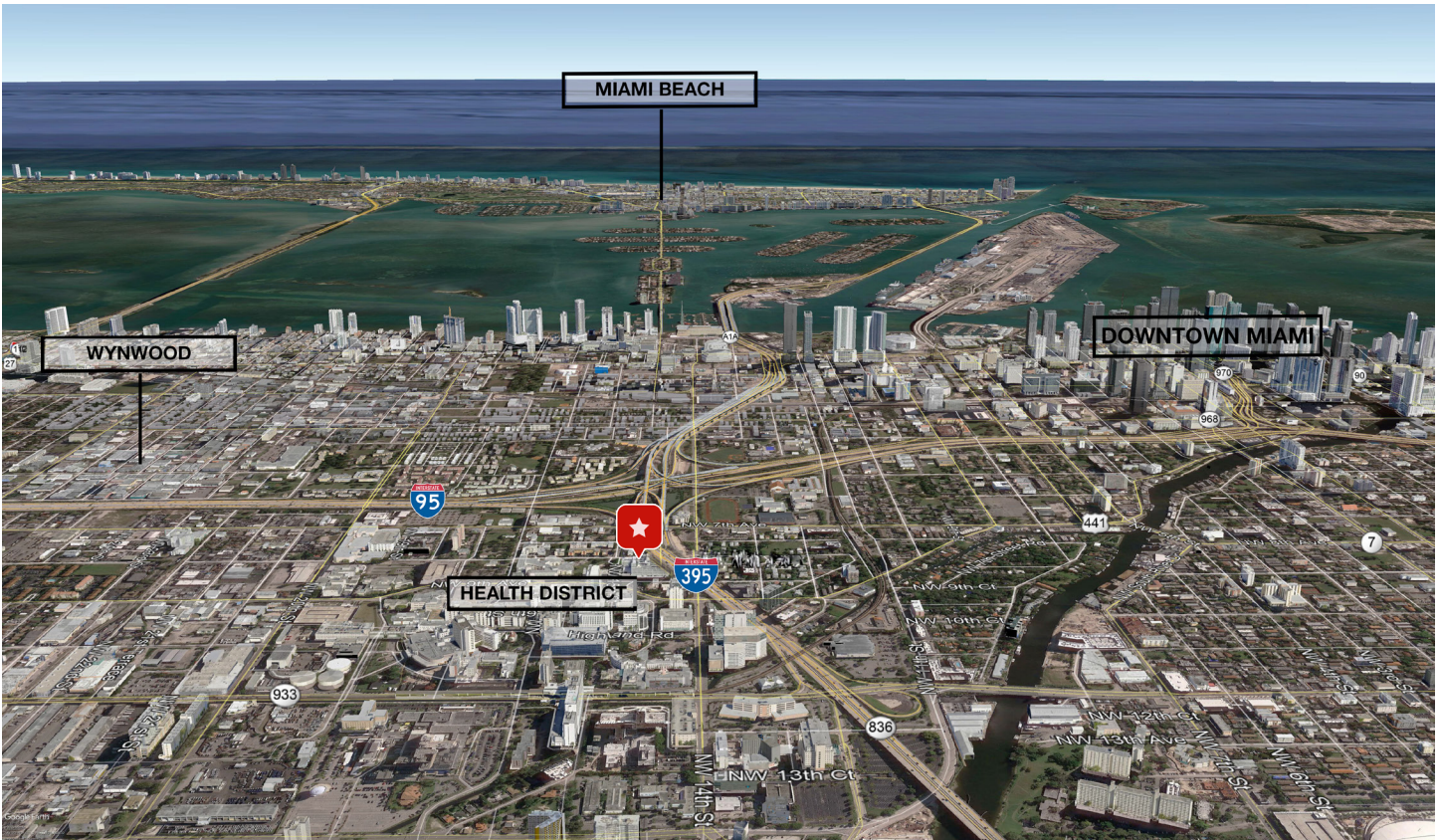
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LOCATION FEATURES

MIAMI HEALTH DISTRICT



Miami's Health District is the second-largest health district in the United States (behind Houston) and home to the third-largest public hospital and the third-largest teaching hospital in the United States: Jackson Memorial Hospital. Some of the other hospitals and research facilities in the Health District include:

- University of Miami Leonard M. Miller School of Medicine
- Florida International University's Herbert Wertheim College of Medicine
- Miami's VA Medical Center
- UM Life Science and Technology Park
- University of Miami Hospital
- Holtz Children's Hospital
- Bascom Palmer Eye Institute



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