

**FOR SALE · \$2,310,000**



# 720 71<sup>st</sup> Street · Northstar

720 71<sup>st</sup> Street, Miami Beach, Florida 33141

Partnership. Performance.

**AVISON  
YOUNG**

Brian C. de la Fé  
Senior Associate - Miami  
305.476.7134  
brian.delafe@avisonyoung.com

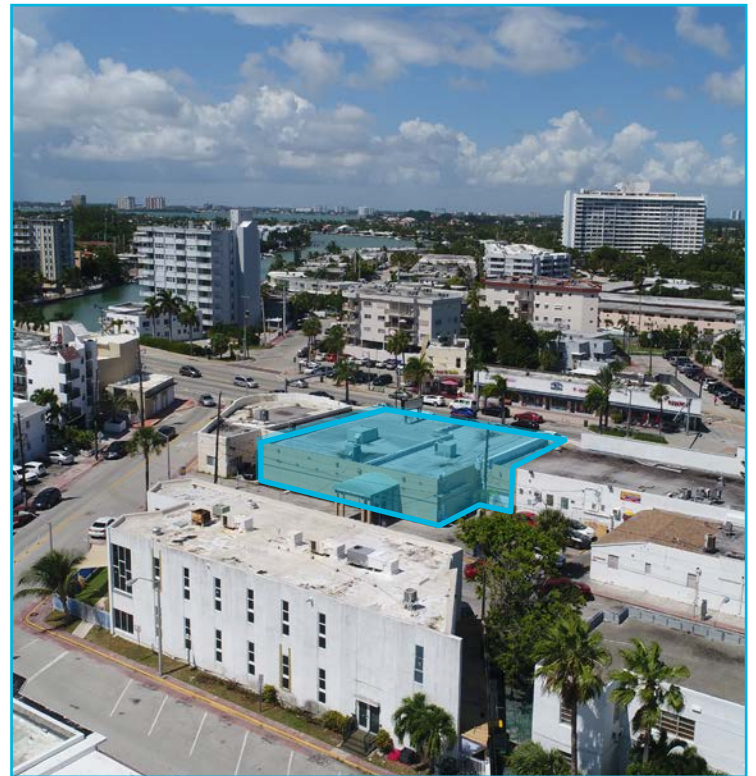
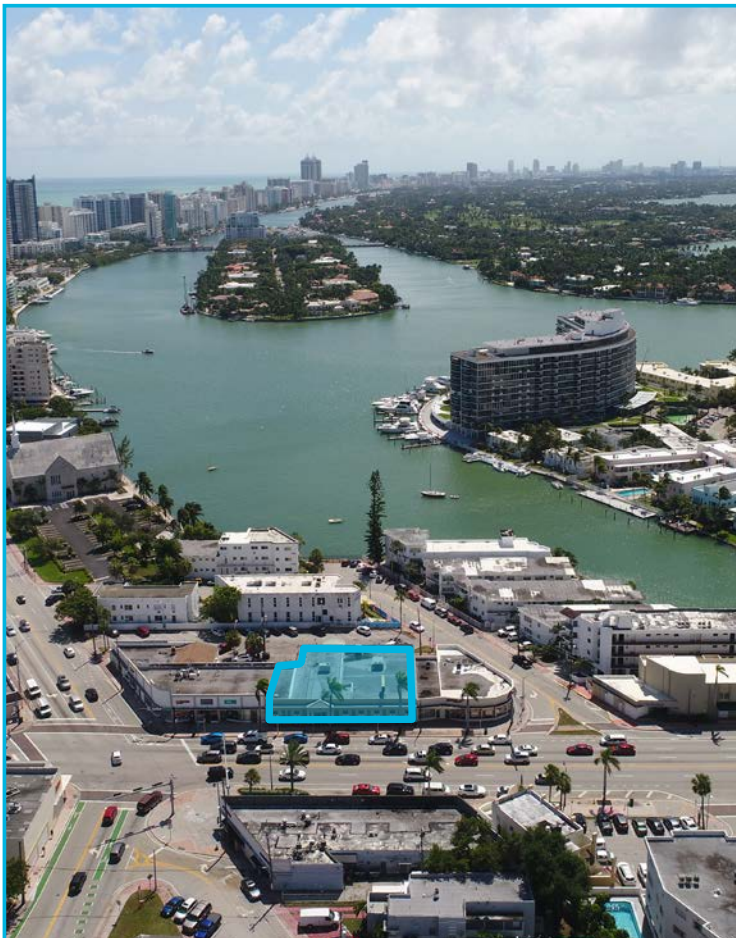
John K. Crotty, CCIM  
Principal - Miami  
305.447.7865  
john.crotty@avisonyoung.com

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE; HOWEVER, AVISON YOUNG MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, OR CONDITIONS, PRIOR TO SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.

# 720 71<sup>st</sup> Street • Northstar

## INVESTMENT HIGHLIGHTS

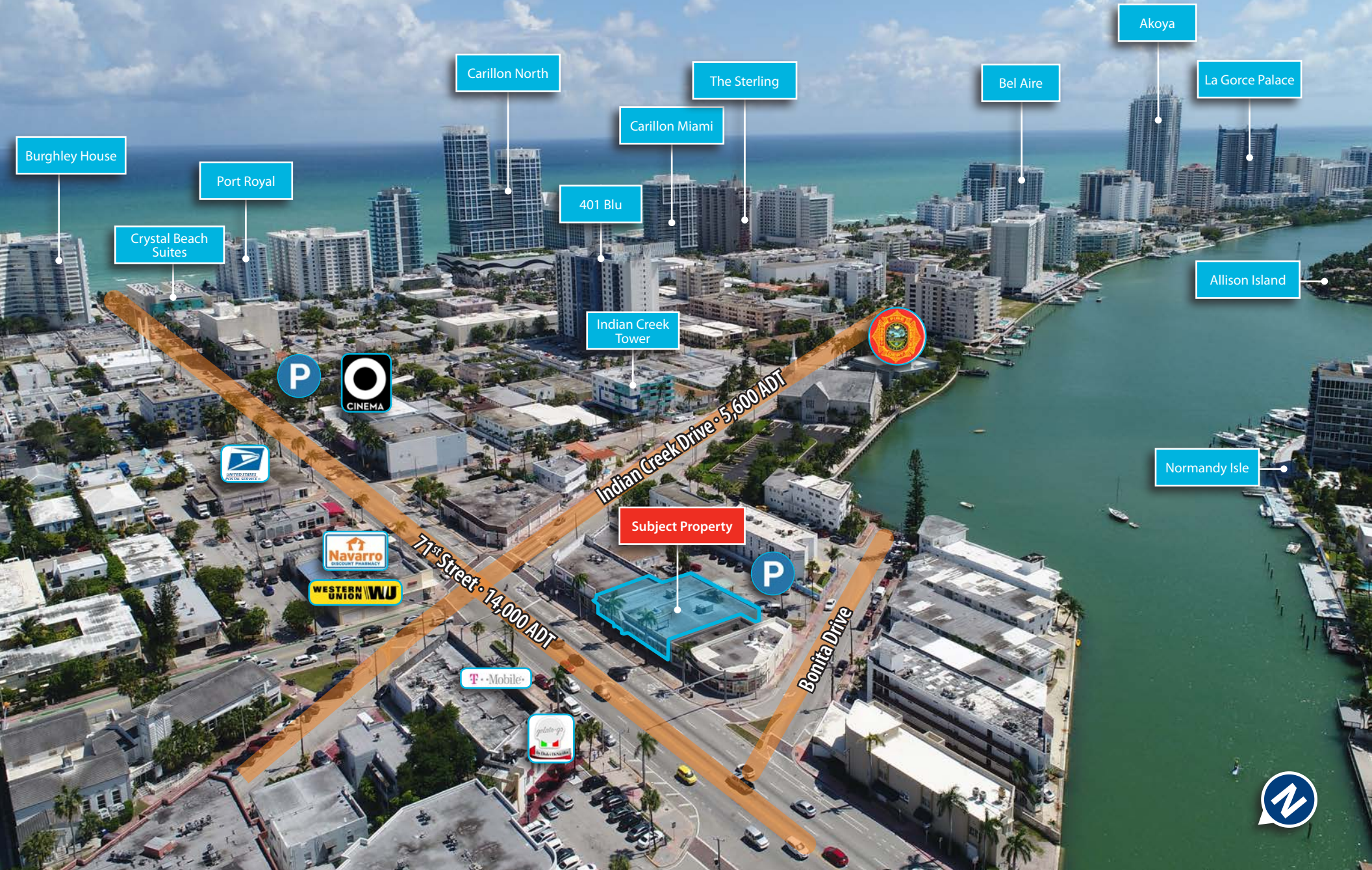
- Excellent opportunity for an Owner/User to be located in the primary east/west commercial corridor of the North Beach ("NoBe") neighborhood in the City of Miami Beach.
- Superb frontage and visibility on 71st Street, (John F. Kennedy Causeway), one of only four entry points from the mainland to the City of Miami Beach.
- Over the last 4 years \$85,546 has been spent on capital improvements including replacing doors, painting and brand new front canopy.
- Located on the eastern edge of the Town Center district of NoBe, which will be undergoing an exciting surge of redevelopment once the enhanced zoning allowances are agreed upon by the city commission. In November 2017, Miami Beach voters approved an FAR increase for central Town Center.
- Signage is currently positioned on top of the building and can be seen by drivers as they cross the intercoastal waterway to the west of the subject property, or as they approach from the intersection at Carlyle Avenue to the east.
- The property's previous use was as a Jewish funeral home. As such, no embalming occurred on site and there should be no environmental concerns for a buyer or user.



### PROPERTY STATS

Address	720 71st Street, Miami Beach, Florida
Parcel ID	02-3211-002-1260
Building Area	6,129 SF
Land Area	0.23 ACRES   9,979 SF
Year Built	1949
Zoning	TC-1
Parking	No Parking Spaces on site, however there is Public Parking at the rear of the property adjacent to the building. 20 Spaces.

# PROPERTY AERIAL SHOWING ACCESS AND LANDMARKS



Burghley House

Port Royal

Crystal Beach Suites

Carillon North

The Sterling

Carillon Miami

401 Blu

Bel Aire

Akoya

La Gorce Palace

Indian Creek Tower

Allison Island

P

CINEMA

UNITED STATES POSTAL SERVICE

Indian Creek Drive • 5,600 ADT

Normandy Isle

Navarro  
DISCOUNT PHARMACY

WESTERN UNION WU

71st Street • 14,000 ADT

Subject Property

P

T-Mobile

galateo-99  
RESTAURANT

Bonita Drive

