

Click the following link to view the Listing:
<https://sef.mlsmatrix.com/DE.asp?ID=6778307934>

1745 NE 167th Street
North Miami Beach , FL

OFFERING
MEMORANDUM

8.28 Acres
Redevelopment Opportunity / Income Property .



EXECUTIVE SUMMARY

1745 NE 167th Street North Miami Beach, FL
Redevelopment Opportunity / Income Property

Offering Price	\$36,000,000
Gross Leasable Area	255,000 SF
Price/SF	\$144
Lot Size	360,804 SF
Price /SF (Land)	\$99
Lot Size (Acres)	8.23
Price /Acer	\$4,374,240
Type Ownership	Fee Simple



DEZER
PLATINUM REALTY

SITE DESCRIPTION



SITE DESCRIPTION

Assessor`s Paracel number

07-2217-003-0090

07-2208-002-2450

07-2208-002-2350

07-2217-003-0100

Zoning- RM- 23& CF

Taxes- Tax Exempt



Investment Highlights

- Over 8 Acres (4 parcels)-can be sold individually) consist 3 separate buildings:
- main building 6 stories- 164,589sf
- building #2 3 stories-28,000 sf
- building #3 4 stories-52,800 sf
- 2 big parking lots and one vacant lot, totaling 360,804 sf.
- Great investment opportunity, ideal for University's, campus, schools, medical and Hi-Tech offices.
- Great location with easy Access to I-95 and Florida Turnpike, less than one mile of Biscayne Blvd (US1).



DEZER
PLATINUM REALTY

PROPERTY DESCRIPTION



DEZER
PLATINUM REALTY

PROPERTY DETAILS

THE OFFERING

Property : School Campus / Redevelopment Opportunity / Income Property

Property Address : 1745 NE 167th ST NMB , FL 33162

1775 NE 167th ST NMB , FL 33162

1699 NE 167th ST NMB , FL 33162

SITE DESCRIPTION

Gross Building Area: 255,000 SF

Lot Size: 360,804 SF

Ownership: Fee Simple

Year Built: Main Building (1961) Building # 2,3 (1982)

Number of Stories: Main Building (6 stories), Building 2,3 (4&3 Stories)

Parking: 264 spaces (Building 2& 3)

Parking Ratio: 3.3/1,000 SF (Building 2 &3)

Topography: FLAT



PARCELS

Number of Parcels: 4

Parcel Numbers:

07-2217-003-0090 , 07-2208-002-2450; 07-2208-002-2350; 07-2217-003-0100

CONSTRUCTION

Foundation: Concrete

Framing: Concrete

Exterior: Concrete

Parking Surface: Asphalt

Roof: Flat

MECHANICAL

HVAC: Central Air

Fire Protection: Fully Sprinkled & Monitored

Utilities: City of North Miami Beach

ZOONING

PUD: RM-23 & CF

ACCESS POINTS

NE 18TH AVENUE & NE 167TH STREET



DEZER
PLATINUM REALTY



NORTH MIAMI BEACH *Florida*

Located midway between Miami and Ft. Lauderdale and adjacent to the Golden Glades Interchange where I-95, Florida's Turnpike, and the Palmetto Expressway meet, North Miami Beach is truly at the "Crossroads of South Florida". The central location and easy access has made North Miami Beach one of South Florida's best known regional shopping areas and one of its most popular sites for office users.



DEZER
PLATINUM REALTY

NORTH MIAMI BEACH OVERVIEW



- ▶ Shoppers and commuters find they can reach North Miami Beach from virtually all of South Florida in less than 30 minutes. However, North Miami Beach isn't all business. Prospective homeowners can find everything from cozy starter homes to elegant waterfront properties. Condominiums and rental apartments in an array of convenient and attractive locations are also available. Parks, beaches, and bays abound, along with a wide assortment of recreational, cultural, and dining opportunities.
- ▶ In 1912 Lafe Allen, a former newspaper owner, came to Florida. He and an associate purchased Captain Fulford's original grant plus additional property with the idea of developing and selling lots. Eventually, they purchased 557 acres of land. In 1917, Mr. Allen made plans for a "perfect city" calling for 80-foot wide residential streets and 100 and 125-foot wide business thoroughfares. North Miami Beach's street layout is as the pioneer pictured it in 1917 with wide avenues named Fulford Boulevard (now known as NE 172nd Street) and Flagler Boulevard (now known as NE 19th Avenue). The Fulford-by-the-Sea Company began selling lots in 1922. During the Florida land boom of the 1920's, lots were sometimes sold eight times before ever being recorded.

In 1931, the state legislature authorized a new charter for the city. Beachfront property was annexed and the name of the municipality was changed from Fulford to North Miami Beach to reflect the 1931 boundaries and to take advantage of the nationwide advertising associated with the Miami Beach area in an effort to capitalize on that city's growing fame. At that time there were about three miles of beach property from Sunny Isles south to were in the incorporated area, so it was a legitimate name. By 1933 there was a council form of government with five council members and a mayor as the capital head.



DEZER
PLATINUM REALTY

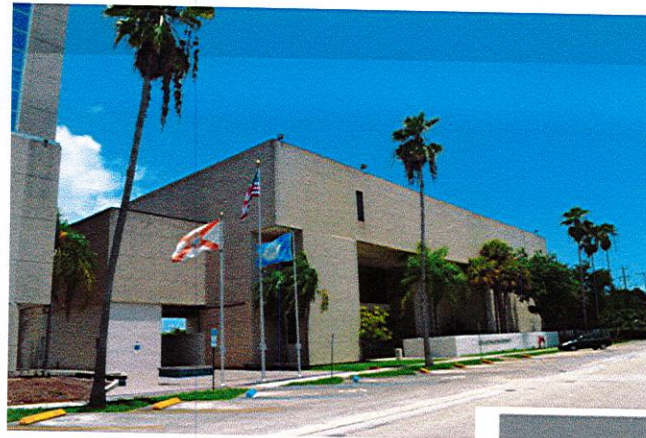
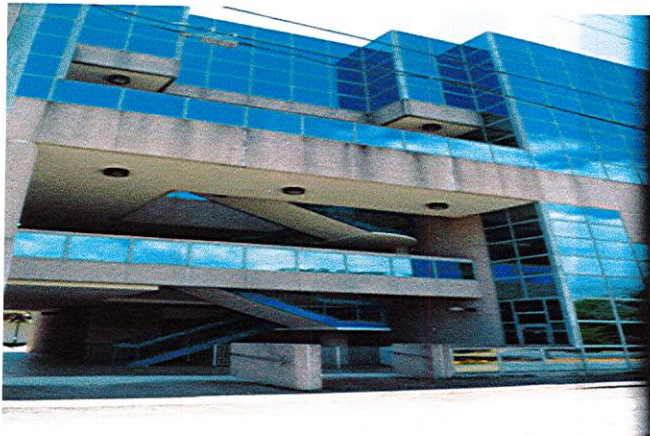
MIAMI DADE COUNTY OVERVIEW



- ▶ Location
- ▶ Miami-Dade County encompasses more than 2,000 square miles (larger than the states of Rhode Island and Delaware). One-third of Miami-Dade County is located in Everglades National Park. Our community is located along the southeast tip of the Florida peninsula. It is bounded by Biscayne Bay and the Atlantic Ocean to the east, Everglades National Park to the west, the Florida Keys to the south, and Broward County to the North.



DEZER
PLATINUM REALTY



DEZER
PLATINUM REALTY



Isaac Bachar

+1-954-673-6951

Isaac.bachar@outlook.com

Dror Gabay

+1-786-296-5864

Dgabay@dezer.com

18001 Collins Ave, Sunny Isles Beach, FL 33160

+1-305-932-1000