

DOMINION PRIVATE CLIENT GROUP

River 345 BLG, Miami, FL 33128



DOMINION PRIVATE CLIENT GROUP | PORT ST LUCIE, FLORIDA | TELEPHONE: (772) 204-0741

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PROPERTY DETAILS

Building Information

River 345 BLG, Miami, FL 33128

Price: \$3,995,000

Building Size: 17,087 SF

Price/SF: \$233.80

Property Type: Retail

Property Sub-type: Free Standing Bldg

Additional Sub-types: Economy/ Limited Service

Office Building

Retail (Other)

1. ABOUT THE PROPERTY

The property is perfectly located in the center of Downtown Miami and The Miami River District. Due to the rezoning of the area, the property best and highest use is to be repositioned as one or a combination of zoning allowances. Hotel, retail, restaurant, entertainment, office are just to name a few. The owners of the property have spent considerable dollars to reinforce the clean and reinforce the structure in preparation of future use. Because of its location, this memorandum will focus on the repositioning of the property as restaurant with short term apartment/hotel stay.

Property Description: A Spanish Mediterranean design 3-story building.

Location: Downtown Miami & Miami River District. Easy access to 95 North and South as well as Biscayne Blvd, Brickell Avenue, and Flagler Street. 345 is across the street from an abundance of available parking from the Parking Authority and 2 blocks from Metro Dade Police Station. 345 is located at the center of over \$100 MILL of recent property acquisition and at the center of soon to be \$1 billion of real estate development.

Year Built: 1926

Construction Type: CBS – concrete block

Property Features: the building has been gutted and reinforced structurally. Gutted, clean, ready for built out.

Building Size: 17,077

Lot Size: 7,500

Floors: 3

Zoning Allowance: Multi Family, Live/Work, Bed & Breakfast, Inn, Hotel/Hostel, Restaurant, Office, Retail, Vocational School, entertainment and more.

2. FUTURE AREA DEVELOPMENTS – within blocks of subject property

- **1800 room Marriott Miami Convention Center**
- **Grand Central Station (All Aboard)**
- **16 luxury trains / day to Orlando**
- **Retail**
- **Miami World Center**
- **+/- 750,000 SF retail / mixed use**
- **Macy's department store**
- **Bloomingdales department store**
- **Probable residential tower(s) TBD**

The property currently has 17,077 sqft. As a new development the options are as follows:

- Rehab the current 3 floors only (17,077 sqft)
- Rehab the current 3 floors plus adding another 4 floors as per zoning rights (approx. 37,000 sqft)
- Rehab the current 3 floors and add only 1 or 2 floors and at the a later time add the balance of floors (23,00- 29,000 sqft)

Contact for more information:

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