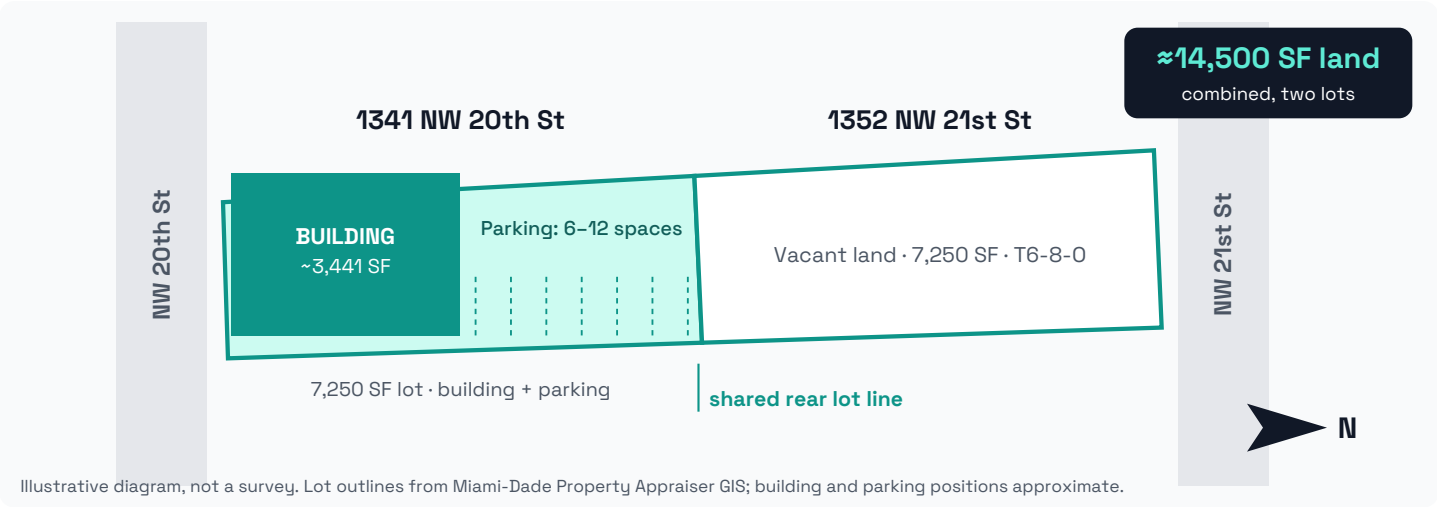
lotflex

FOR LEASE
Allapattah / Health District, Miami

Two Adjoining Properties: Lease Together or Separately

1341 NW 20th St + 1352 NW 21st St · Miami, FL 33142 · 1352 is the parcel directly behind 1341



Illustrative diagram, not a survey. Lot outlines from Miami-Dade Property Appraiser GIS; building and parking positions approximate.

1341 NW 20th St

Freestanding building — available immediately

- **Building:** approx. 3,441 SF freestanding
- **Lot:** 7,250 SF
- **Rate:** $35/SF NNN
- **Parking:** 6 to 12 on-site spaces
- **Near:** Jackson/UHealth Health District
- **Transit:** 0.2 mi to Santa Clara Metrorail

1352 NW 21st St

Vacant land directly behind 1341

- **Lot:** 7,250 SF (0.166 acre)
- **Use:** vacant commercial land (no building)
- **Zoning:** T6-8-0 (Miami 21)
- **Folio:** 01-3126-047-0140
- **Option:** lease with 1341 or separately
- **Pricing:** call for details

Suited to:
Auto repair · Urgent care · Medical · Dental · Dialysis · Veterinary · Walk-up café / retail



Artist's rendering · concept use as auto parts / repair

≈14,500 SF
combined land, two lots

3,441 SF
building on 1341

T6-8-0
Miami 21 zoning

0.2 mi
to Santa Clara Metrorail

Listed on LotFlex.com

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Info believed reliable, not guaranteed; verify independently. 1352 data from public records. Subject to change or withdrawal.