

2.11 ACRES FOR SALE AS-IS, WHERE IS ONLY \$3,000,000 NW 27th AVENUE ON THE RIVER



- OVER 385' RIVER FRONTAGE
- BOAT SLIPS PERMITTED
- FRONTS 27TH AVENUE
- LIBERAL ZONING

**PROPERTY REQUIRES ENVIRONMENTAL REMEDIATION
CONDITIONS SUBJECT TO CHANGE**

REMEDIAL ACTION PLAN CURRENTLY UNDER NEGOTIATION

**DEVELOPABLE UPON GOVERNMENTAL ACCEPTANCE OF
REMEDIAL ACTION PLAN**

Miami-Dade
3550 Biscayne Blvd. Ste 606
Miami, Florida
33137-3856

Broward
P.O. Box 3657
Hallandale, Florida
33008-3657

www.realcommercialproperties.com

Ted Konigsberg, President
Affiliations and Membership:
SIOR, CCIM, RECS, SOCR



Cell: 786.556.8988
Office: 305. 438.1020
Facsimile: 786.524.7885
tkonigsb@bellsouth.net

This information is believed to be accurate. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price or withdrawal from the market without notice.

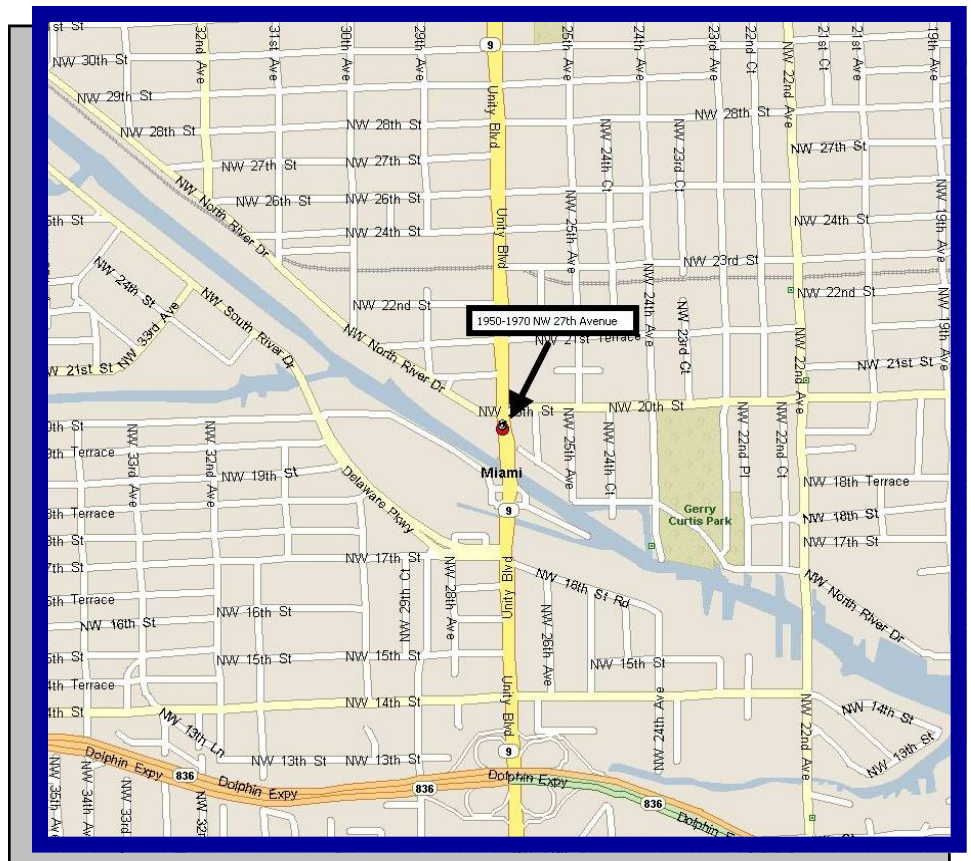


SOPHISTICATED DEVELOPERS WANTED!!!

REMEDATION MAY REQUIRE PESTICIDE REDUCTION MEASURES, CAPPING OF SITE, SEAWALL AND/OR SLURRY WALL CONSTRUCTION, SOIL REMOVAL AND CONTINUED MONITORING. POTENTIAL BUYERS ARE ADVISED TO INVESTIGATE FULLY AND WITH DILIGENCE

Konigsberg Commercial Real Estate, P.A.
 Global Real Estate Solutions
 Equity, Acquisitions, Disposition, Consulting
 Licensed Real Estate Brokerage Company
 Licensed Mortgage Broker

Ted Konigsberg, President
 Cell: 786.556.8988
 Office: 305. 438.1020
 Facsimile: 786.524.7885
tkonigsb@bellsouth.net



This information is believed to be accurate. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price or withdrawal from the market without notice.