

BODY SHOP / COVERED LAND PLAY

CAMPOS  
COMMERCIAL  
REAL ESTATE

Development Opportunity

Opportunity Zone 



METRORAIL  
STATION  
1/2 MILE



3099 NW 62<sup>ND</sup> ST MIAMI, FL 33147

\$1,500,000



**Lot Size:** 7,800 SqFt.



**Building size:** 883 SqFt.



**Zoning:** BU-3-Business Districts



**Opportunity Zone**



**19,300+ vehicles/day**



**Buildable units:** 45 +/- with  
ground level retail



**SB 102/LIVE LOCAL ELIGIBLE**



**Mixed-use development**



**Price per Buildable unit:** \$33K +/-



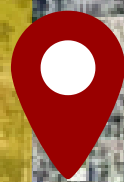


E 4<sup>TH</sup> AVE

HIALEAH

E 9<sup>TH</sup> ST

NW 62<sup>ND</sup> ST



METRORAIL  
STATION  
½ MILE

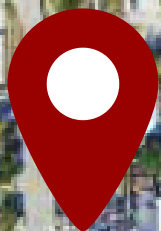
NW 27<sup>th</sup> AVE





**Lot Size: 7,800 SqFt.**





NW 62ND ST

NW 27TH AVE



# OFFERING MEMORANDUM

**3099 NW 62nd St, Miami, FL 33147**

**Corner Body Shop Redevelopment Opportunity |**

**Live Local Covered Land Play**

## Executive Summary

Campos Commercial Real Estate proudly presents an exceptional covered land play located at **3099 NW 62nd Street, Miami, FL 33147**. Situated on a **7,800 SF corner lot** fronting NW 62nd Street with visibility to **over 19,300 vehicles per day**, this property offers both stable in-place income and significant long-term redevelopment potential.

The site is zoned **BU-3 (Business District)** and lies within a designated **Opportunity Zone**, providing valuable tax incentives for investors. Under Florida's **SB 102 / Live Local Act**, the property is eligible for **mixed-use redevelopment** with the ability to build **±45 residential units** above **ground-floor retail**, taking advantage of maximum density provisions.

Further enhancing the redevelopment profile, the property benefits from its proximity to the **Metrorail station just 0.5 miles away**, which may allow for **reduced parking requirements** under the Live Local framework.

Currently, the property operates as a **body shop for over 10 years**, featuring an **883 SF structure** that includes an office, bathroom, and garage. This existing use provides a reliable interim cash flow while investors design their redevelopment strategy.





Situated just **half a mile from the Dr. Martin Luther King Jr. Plaza Metrorail Station** at NW 27th Avenue and NW 62nd Street, the property benefits from enhanced transit connectivity. This proximity may also qualify the site for reduced parking requirements under the Live Local framework, further strengthening its redevelopment potential.



# HIALEAH





# Investment Highlights:

- **Address:** 3099 NW 62nd St, Miami, FL 33147
- **Lot Size:** 7,800 SF (Corner Lot)
- **Zoning:** BU-3 – Eligible for Live Local mixed-use redevelopment
- **Density Potential:** ±45 residential units (subject to site planning) with ground-floor retail
- **Opportunity Zone:** Significant tax benefits for long-term investors
- **Traffic Count:** Over 19,300 vehicles per day on NW 62nd St
- **Proximity:** Just 0.5 miles from Metrorail station (potential parking reduction)
- **Existing Improvements:** 883 SF structure – office, bathroom, and garage
- **Current Use:** Operating body shop (10+ years) provides in-place income

## Investment Thesis

This property represents a **prime infill redevelopment opportunity** in a rapidly evolving Miami corridor. The combination of **covered land income, Opportunity Zone advantages, Live Local Act eligibility, and strong traffic exposure** makes this a compelling acquisition for developers, investors, or owner-users seeking upside.



# HIALEAH



**NW 62ND ST - 19,300+ vehicles/day**

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## **Disclaimer**

The information contained in this Preliminary Offering Memorandum is provided for general informational purposes only and is subject to change without notice. All figures, projections, development potential, and zoning interpretations are based on publicly available data and third-party sources believed to be reliable; however, Campos Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy, completeness, or current applicability of any information herein. The seller has not provided any documentation or information to verify the details presented in this Offering Memorandum. As such, all data has been independently compiled and should not be relied upon without independent verification.

All prospective purchasers, developers, and agents are solely responsible for conducting their own due diligence, which should include, but is not limited to: verification of zoning and land use regulations, entitlement processes, building code compliance, construction and operating costs, market conditions, financial feasibility, and development timelines.

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