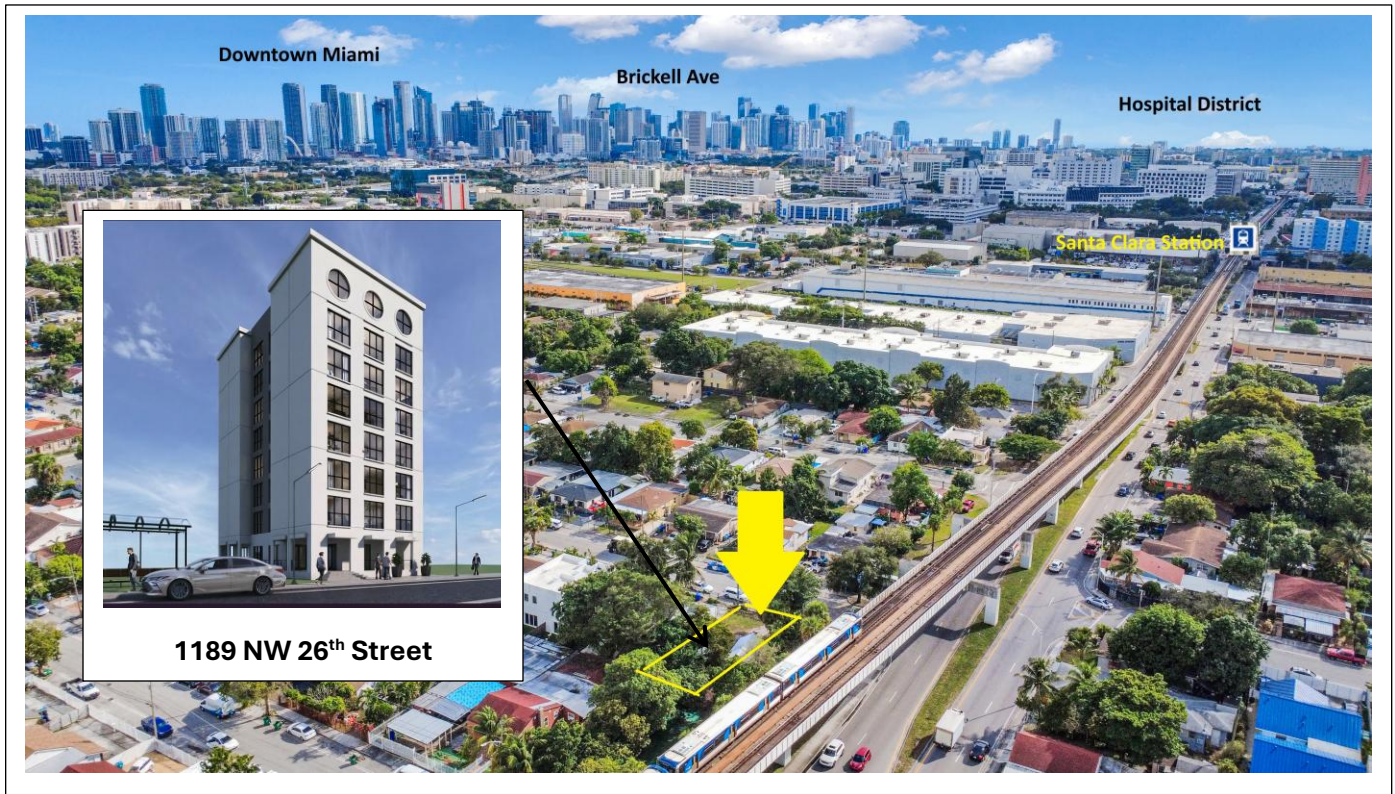


# Develop 48 Units & 1 Commercial/Office

## West of Wynwood | Development Site | Miami, FL | Land

Plans in Process | Build a 9-story Apartment Building

1189 NW 26<sup>th</sup> Street | 5,000 SF Land | T4-L | Live Local Act | Transit Oriented Development (TOD)



### SUMMARY

Opportunity to **develop 49 units in a 9-story apartment building West of Wynwood and blocks to the UM Hospital District** in Miami, FL. Plans are in process and are on the 2<sup>nd</sup> round of submission with the City of Miami. Develop by-right via the **‘Live Local Act’, 48 residential units plus one (1) commercial/office**. As this site is in a **‘Transit Oriented Development’ (“TOD”)** Area, it benefits from the cost savings of zero parking requirements. The location is within blocks of two metro-stations just north and south of the site along NW 12<sup>th</sup> Ave.

The 48 units are all studios averaging 403 SF each and are projected to rent at \$4.60/SF/Mo or \$1,850/SF/Month for a **proforma potential annual rental income of \$1,132,925 annually**, inclusive of the ground level studio.

## RENDERINGS: 9 Stories | 48 Rentals & 1 commercial ground floor unit.

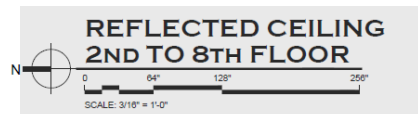
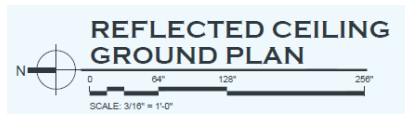
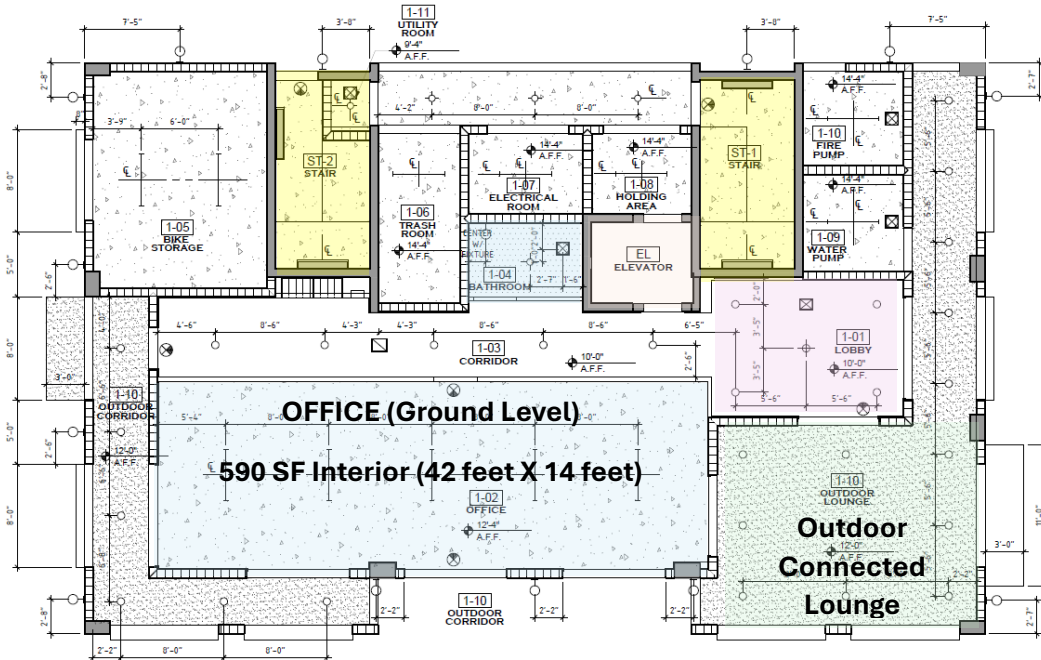


### OFFERING DETAILS

Address:	1189 NW 26 <sup>th</sup> Street	Location:	West of Wynwood
Folio #:	01-3126-051-0745	Lot Size:	5,000 SF
Apartments:	48 studios	Stories:	9 Stories
Office/Commercial:	One (1) of 590 SF	Office:	Ground Level
Parking:	100% parking reduction	Units / Floor:	Six (6) floors 2 to 9
Zoning:	Developed under Live Local Act	Front Feet:	50 feet
Leasable SF:	19,934 SF +/- (includes Office)	Buildable SF:	27,000 SF +/-
Status:	Plans/construction documents submitted in 2025. On 2 <sup>nd</sup> round of comments		
Proforma:	Proforma annual rental income of \$1,132,925.		

**Offered at: \$1.99 mm      \$P/Door Land: \$41,000/door**

## FLOOR PLATES & PLANS



Now 2<sup>nd</sup> to 9<sup>th</sup> Floor!!!!

NW 26<sup>th</sup> Street



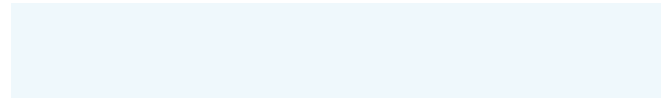
## UNIT MIX & REVENUE POTENTIAL

The '1189 Building' is a mix of 48 studios in total distributed with six (6) studios per floor. Units average 403 SF +/- . Every floor is in a perfect stack from floors two (2) through nine (9) for an efficient and low-cost building design. There is one ground-level office/commercial studio of 590 SF +/- , an outdoor lounge as well as a common area restroom.

**The total leasable square-feet under air of the entire development are approximately 19,934 SF. Rents have been achieved at \$4.60/SF +/-** for similar developments nearby, also delivered with 100% parking reduction, indicating monthly rentals of approximately \$1,850/mo +/- . These data points projects **proforma potential annual rental income of \$1,132,925**, inclusive of the ground level studio.

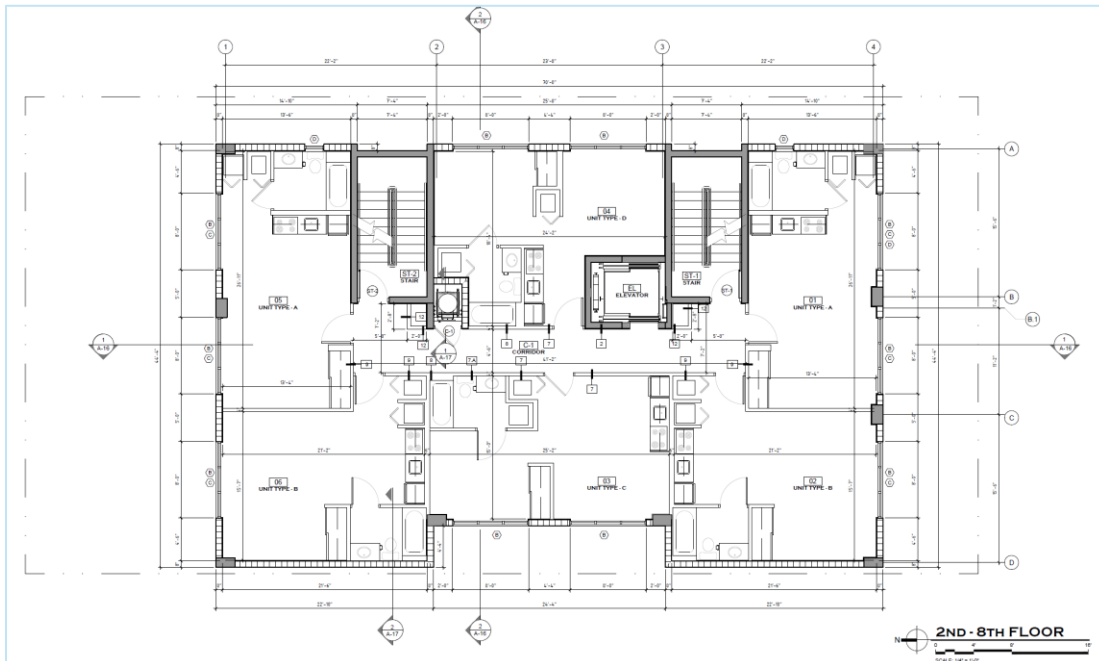
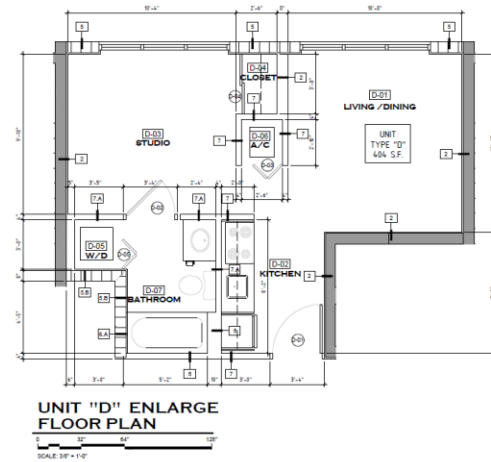
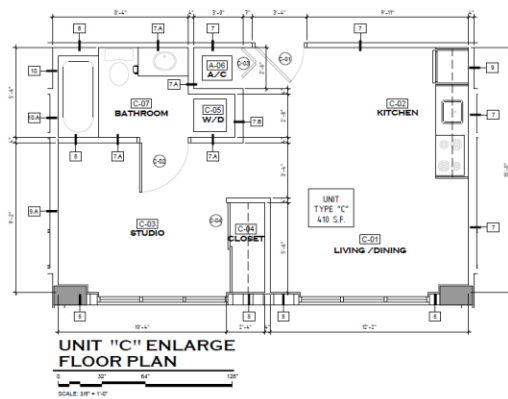
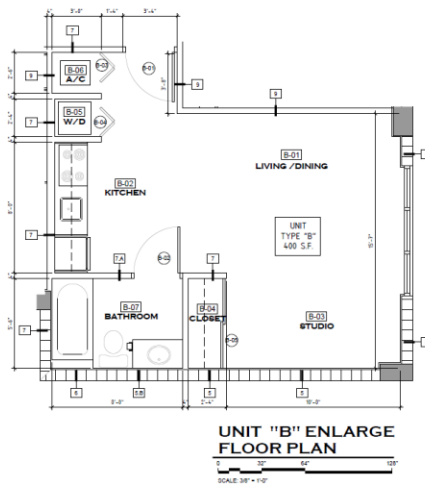
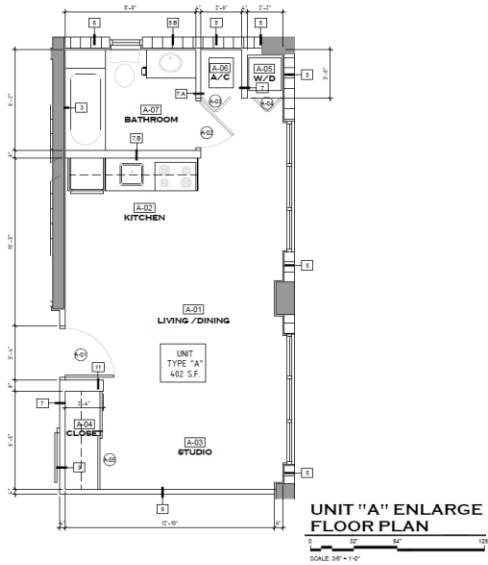
APARTMENT UNIT BREAKDOWN			
LEVEL	UNIT #	UNIT TYPE	UNIT S.F.
2nd FLOOR	UNIT 2-01	A (STUDIO)	402 S.F.
	UNIT 2-02	B (STUDIO)	400 S.F.
	UNIT 2-03	C (STUDIO)	410 S.F.
	UNIT 2-04	D (STUDIO)	404 S.F.
	UNIT 2-05	A (STUDIO)	402 S.F.
	UNIT 2-06	B (STUDIO)	400 S.F.
3rd FLOOR	UNIT 3-01	A (STUDIO)	402 S.F.
	UNIT 3-02	B (STUDIO)	400 S.F.
	UNIT 3-03	C (STUDIO)	410 S.F.
	UNIT 3-04	D (STUDIO)	404 S.F.
	UNIT 3-05	A (STUDIO)	402 S.F.
	UNIT 3-06	B (STUDIO)	400 S.F.
4th FLOOR	UNIT 4-01	A (STUDIO)	402 S.F.
	UNIT 4-02	B (STUDIO)	400 S.F.
	UNIT 4-03	C (STUDIO)	410 S.F.
	UNIT 4-04	D (STUDIO)	404 S.F.
	UNIT 4-05	A (STUDIO)	402 S.F.
	UNIT 4-06	B (STUDIO)	400 S.F.
5th FLOOR	UNIT 5-01	A (STUDIO)	402 S.F.
	UNIT 5-02	B (STUDIO)	400 S.F.
	UNIT 5-03	C (STUDIO)	410 S.F.
	UNIT 5-04	D (STUDIO)	404 S.F.
	UNIT 5-05	A (STUDIO)	402 S.F.
	UNIT 5-06	B (STUDIO)	400 S.F.
6th FLOOR	UNIT 6-01	A (STUDIO)	402 S.F.
	UNIT 6-02	B (STUDIO)	400 S.F.
	UNIT 6-03	C (STUDIO)	410 S.F.
	UNIT 6-04	D (STUDIO)	404 S.F.
	UNIT 6-05	A (STUDIO)	402 S.F.
	UNIT 6-06	B (STUDIO)	400 S.F.
7th FLOOR	UNIT 7-01	A (STUDIO)	402 S.F.
	UNIT 7-02	B (STUDIO)	400 S.F.
	UNIT 7-03	C (STUDIO)	410 S.F.
	UNIT 7-04	D (STUDIO)	404 S.F.
	UNIT 7-05	A (STUDIO)	402 S.F.
	UNIT 7-06	B (STUDIO)	400 S.F.
8th FLOOR ...9th	UNIT 8-01	A (STUDIO)	402 S.F.
	UNIT 8-02	B (STUDIO)	400 S.F.
	UNIT 8-03	C (STUDIO)	410 S.F.
	UNIT 8-04	D (STUDIO)	404 S.F.
	UNIT 8-05	A (STUDIO)	402 S.F.
	UNIT 8-06	B (STUDIO)	400 S.F.

DWELLING UNITS			
GROUND FLOOR	N/A		
SECOND FLOOR	(6) STUDIO/1 BATH UNITS		6 UNITS
THIRD FLOOR	(6) STUDIO/1 BATH UNITS		6 UNITS
FOURTH FLOOR	(6) STUDIO/1 BATH UNITS		6 UNITS
FIFTH FLOOR	(6) STUDIO/1 BATH UNITS		6 UNITS
SIXTH FLOOR	(6) STUDIO/1 BATH UNITS		6 UNITS
SEVENTH FLOOR	(6) STUDIO/1 BATH UNITS		6 UNITS
EIGHTH FLOOR	(6) STUDIO/1 BATH UNITS		6 UNITS
TOTAL	49	STUDIO/1 BATH UNITS	49 units

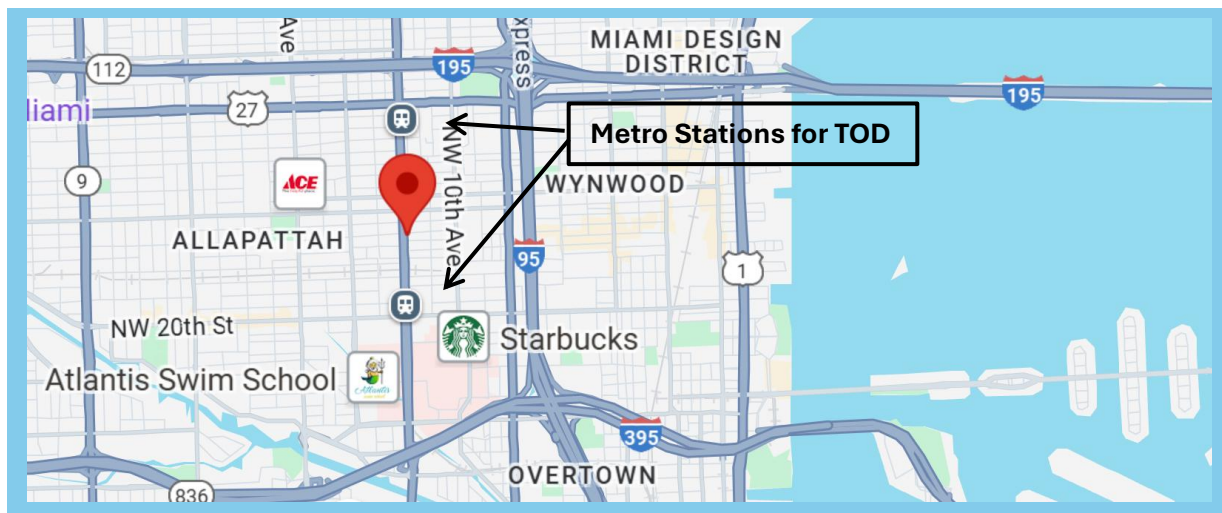


**With upzoning in September 2025, now there is a 9<sup>th</sup> story adding six (6) more units to total 49!**

## FLOOR PLANS & LAYOUT: A, B, C & D



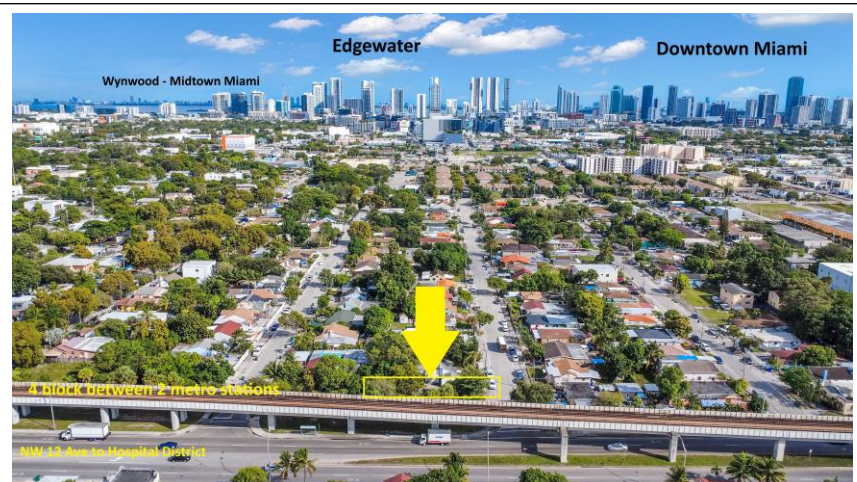
**LOCATION: 1189 NW 26<sup>th</sup> Street between the Allapattah Station & Santa Clara.**





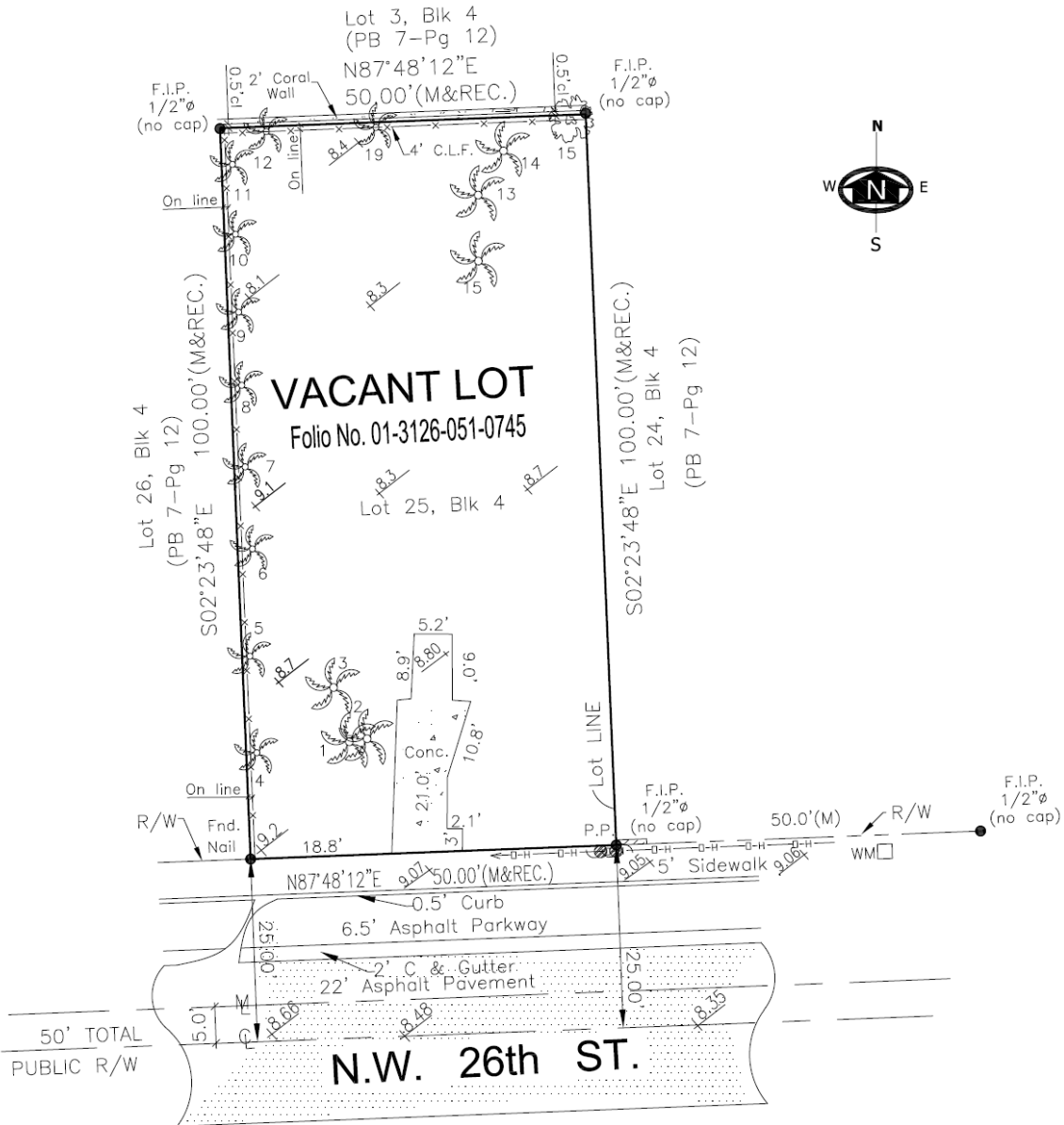
## Building Renderings & Area Photos:

9 – stories | 48 apartments & 1 commercial



**1189 NW 26<sup>th</sup> Street | 1 lot | 5,000 SF | 50' X 100'**

SCALE: 1" = 20'



SITE ADDRESS: N/A

JOB NUMBER: 20-1025

DATE OF SURVEY: MARCH 10, 2025 (SPLIT LOT)

FOLIO NUMBER: 01-3126-051-0745

15 AND 15, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
SANCHEZ VADILLO LLP



# Broker Contact Information & Disclaimer



FOR MORE INFORMATION

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