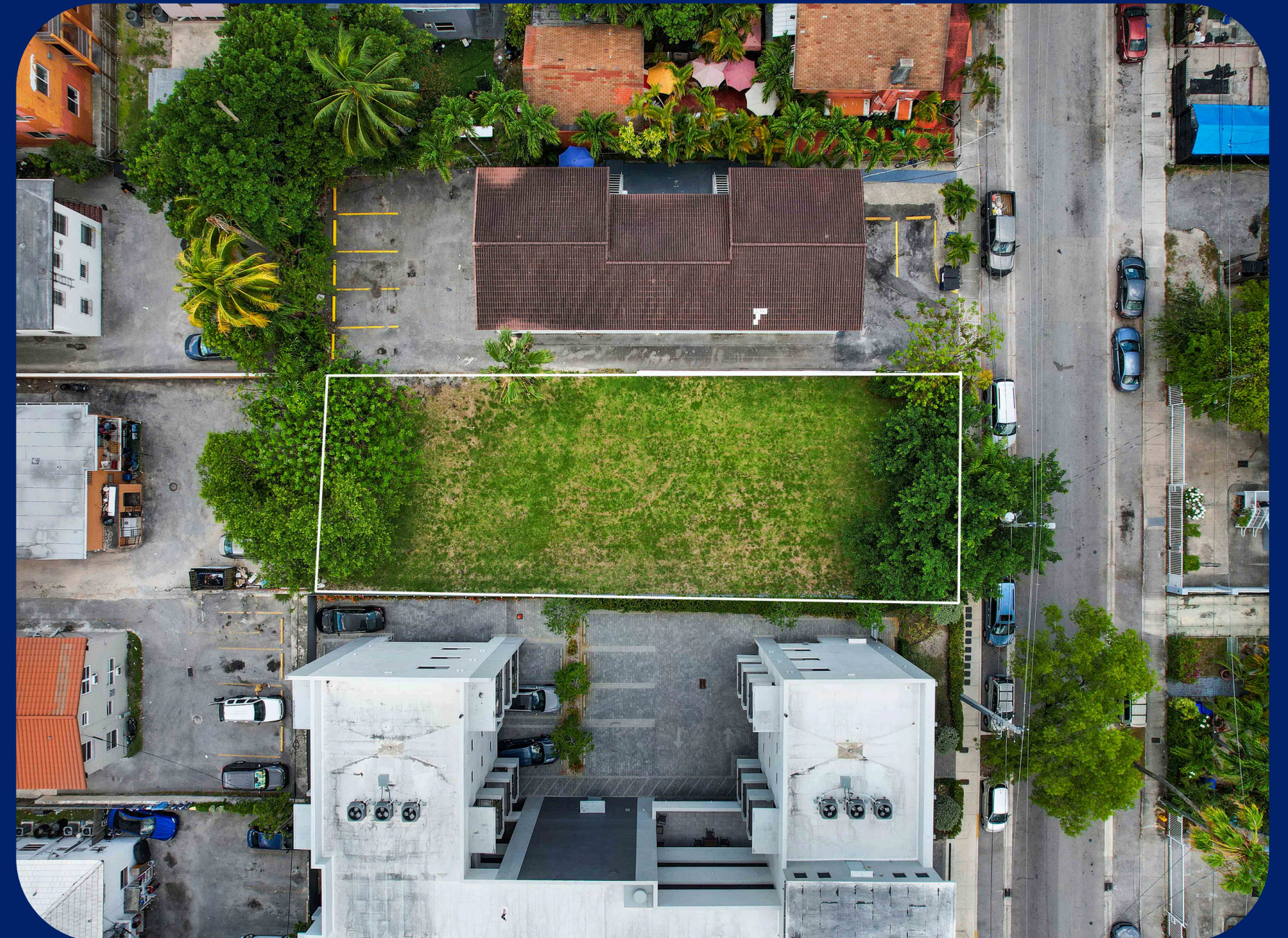




850 SW 2nd St.
Miami, FL 33130

\$750,000



PROPERTY DETAILS

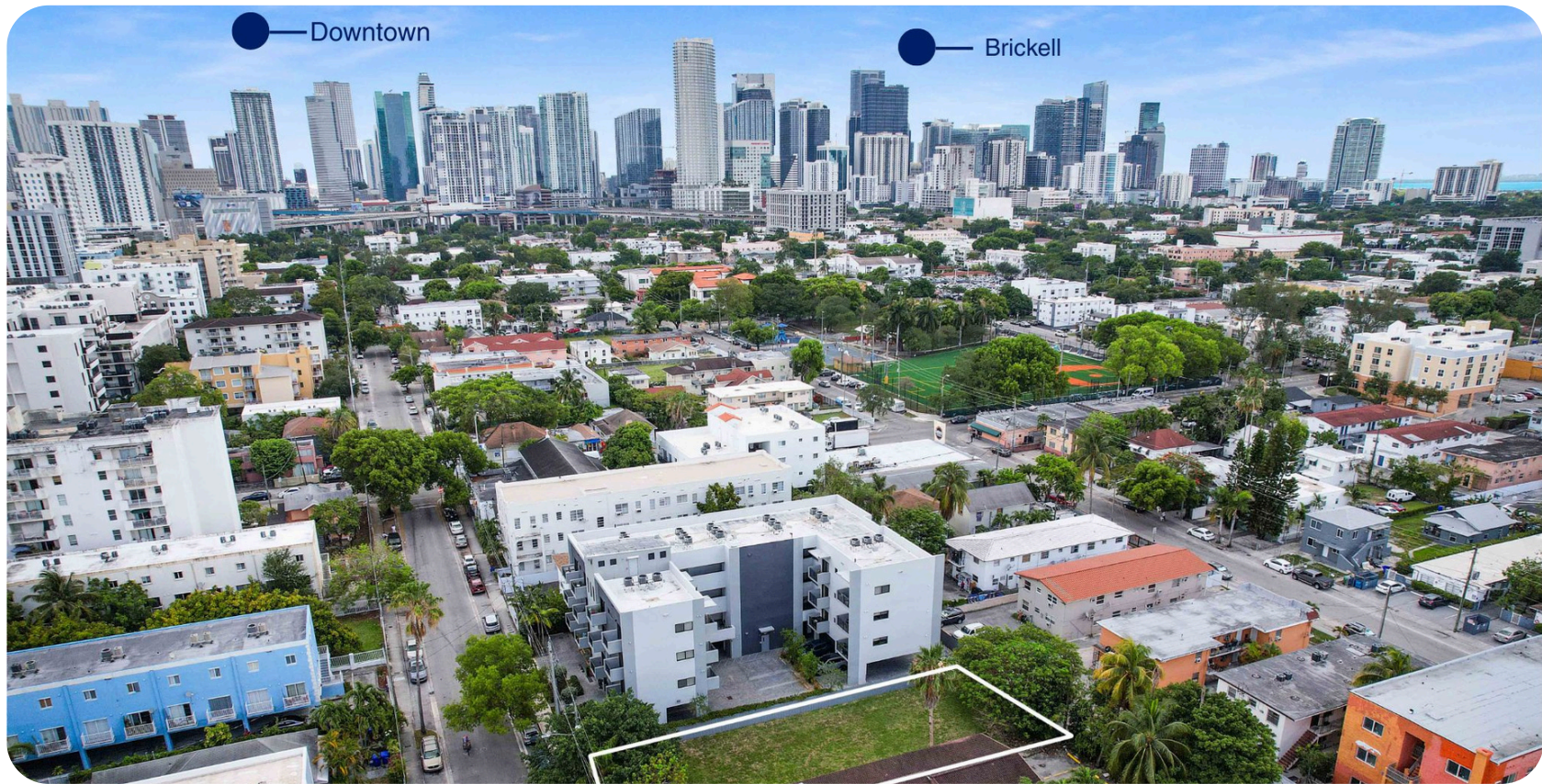
Incredible opportunity to acquire a 7,500 sq. ft. lot in East Little Havana — one of Miami's most in-demand neighborhoods. Zoned T4-R, the property allows for 6 units by right, with the potential to increase density to up to 12 units through a mixed-unit development approach. Strategically located near Downtown and Brickell, the site offers built-in value for future tenants and strong rental upside for developers and investors. Quick access to I-95, 836, and Flagler Street ensures efficient connectivity to all of Miami's most desirable neighborhoods. Close proximity to Merritt K-8 Center, Mater Academy East, and public parks. With vacancy rates well below the Miami avg and sustained demand in the submarket, this location presents a blend of stability, scale, and long-term growth potential.



Information herein has been obtained from sources believed reliable but not verified. It is recommended to conduct independent research regarding the property to verify all information. No guarantees or representations are made through this document and reliance on this information is at your own risk.



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