

1234 NW 9TH AVE MIAMI, FL 33136

**URBAN CORE TOD GEM: INCOME-PRODUCING
SITE WITH 33-UNIT POTENTIAL**

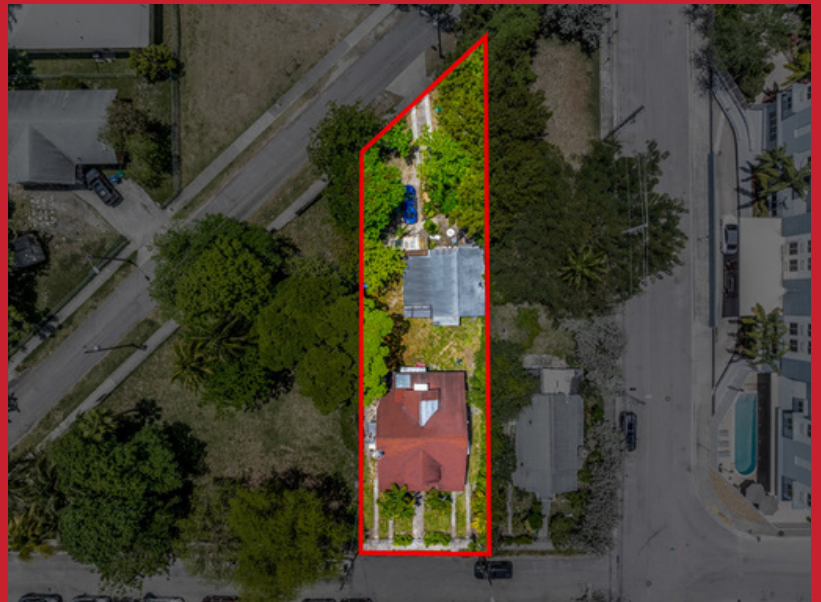
Prime development opportunity in Miami's urban core. This 9,000 sq ft lot features a two-structure 1920s triplex, currently generating \$40k annually. The lot is Zoned T6-8-L, permits up to 33 residential units by right. Located within a Transit-Oriented Development (TOD) zone, this property benefits from reduced or eliminated parking requirements, significantly lowering construction costs and maximizing buildable space. Strategically situated near major employment centers like Jackson Memorial Hospital, the University of Miami, and the Miami-Dade County Courthouse, and within walking distance to multiple transit options, enhancing appeal for future residents. This property offers a unique blend of immediate income and significant redevelopment potential in a rapidly evolving area of Miami.

PRICE: \$2,225,000

Land Size: 9,000 SF

Zoning: T6-8-L

Units: 33



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