

**FOR SALE**

*DEVELOPMENT SITE*

**7927 NW  
7TH AVE**

MIAMI, FL 33150

**GRIDLINE**  
PROPERTIES





# Executive Summary

Development Site For sale in West Little River.

The site is approximately 1 acre and may be developed into 173 residential units. Additionally, the zoning allows for multiple other commercial uses.

Paired with the site's incredible visibility on I-95 and NW 7th Avenue, this allows a developer to capitalize on the property's exposure and immediate access to major transportation thoroughfares.

The proposed development scenario takes into consideration a parking podium on the 8028 NW 6th Ct folio, connecting to a residential tower on the northwest section of 7927 NW 7th Avenue. The envisioned development would neighbor the existing Double Tree by Hilton Hotel, a highly successful hotel currently in operations since 2021.

The property is also eligible to benefit from the Florida "Live Local" zoning legislature that allows developers with substantial incentives and benefits to build housing.

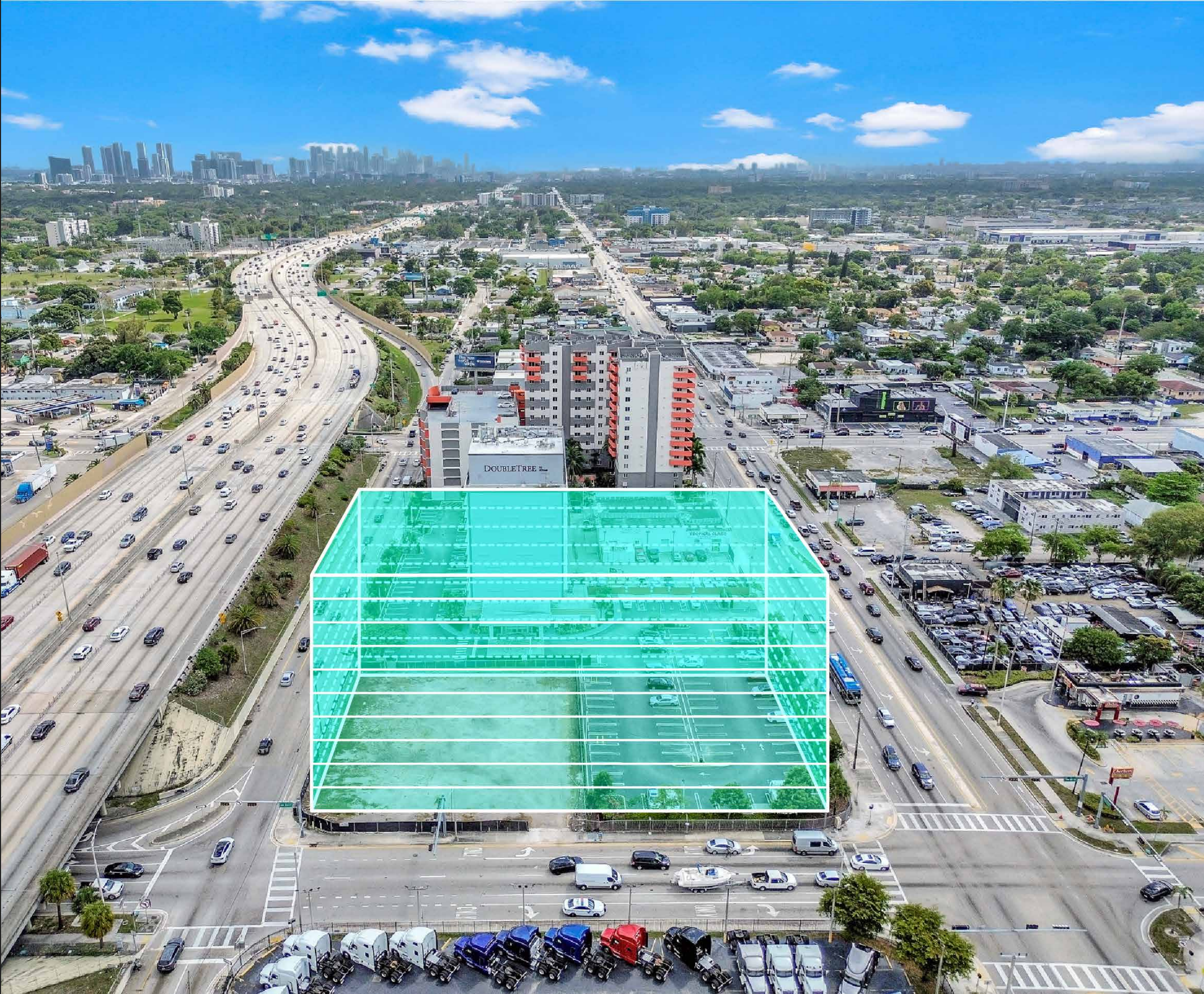




# Property Highlights

FOR SALE

TYPE	Development Site
TOTAL LOT SIZE	Approximately 40,500 SF
ZONING	UC-MM   UC-MC
BUILDABLE UNITS	Approximately 173 residential units
HEIGHT	Allows to build 8-12 stories
LIVE LOCAL ELIGIBLE	Yes
OPPORTUNITY ZONE	Yes
PRICE PER UNIT	\$37,142
PRICE	\$6,500,000







Upper East Side

Edgewater

Little River

Miami Design District

Wynwood

Downtown

Allapattah



7TH AVE

04

82ND ST

# Location Overview

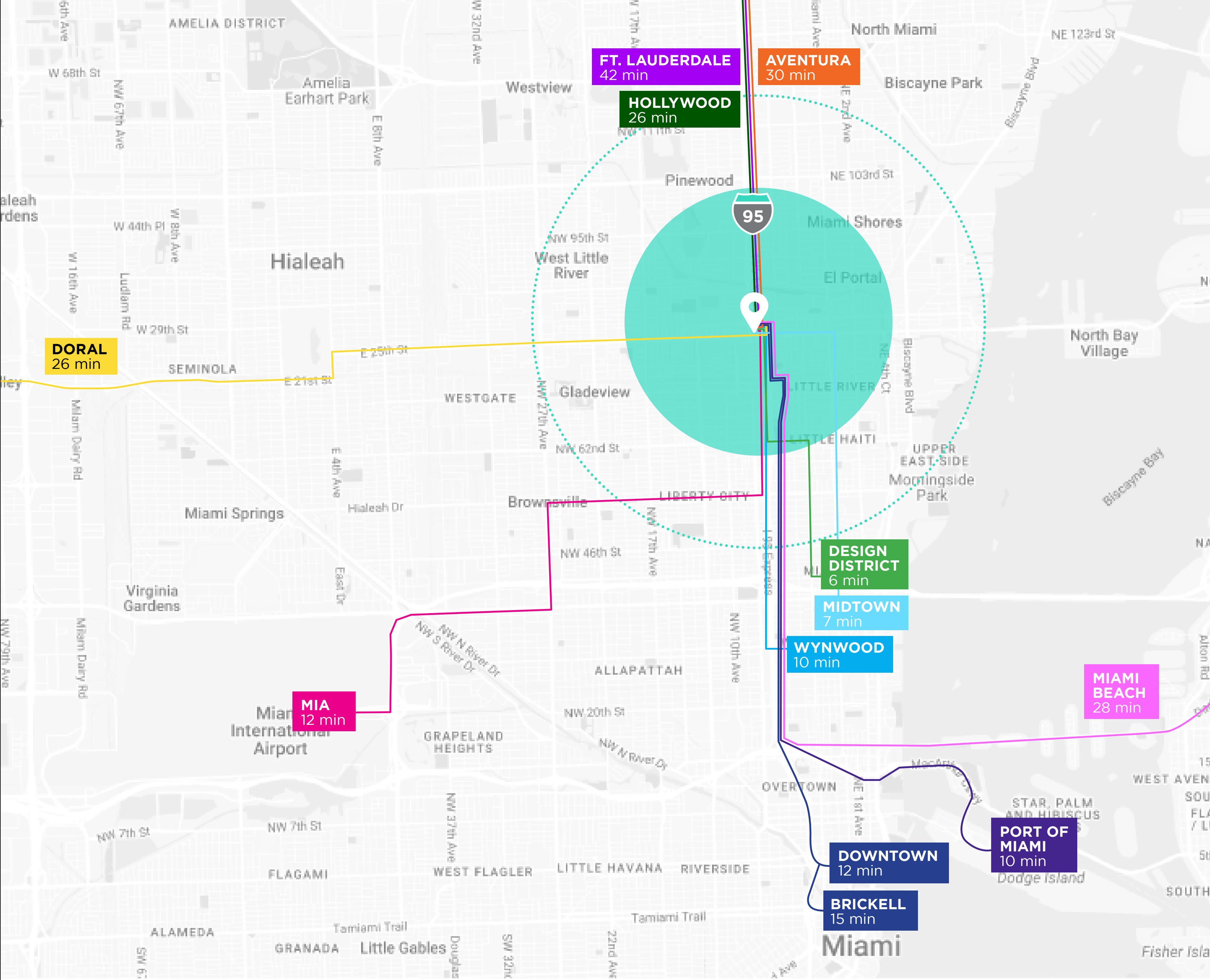
The property is located along West Little River and in near proximity to North Miami, making it an ideal location in between the City of Miami and Broward County. Additionally, the site sits on a corner lot that fronts NW 7 th Avenue, 80 th Street, and has outstanding exposure on I-95.

Its strategic location provides easy access to major transit routes and sits minutes away from some of Miami's densest neighborhoods such as Midtown Miami, Miami Beach, Brickell and Downtown Miami.



# Context Map

- AIRPORT: 12 min
- BRICKELL: 15 min
- DOWNTOWN: 12 min
- MIAMI BEACH: 28 min
- PORT OF MIAMI: 10 min
- WYNWOOD: 10 min
- MIDTOWN: 7 min
- DESIGN DISTRICT: 6 min
- DORAL: 26 min
- AVENTURA: 30 min
- HOLLYWOOD: 26 min
- FT. LAUDERDALE: 42 min



# GRIDLINE

PROPERTIES

# 7927 NW 7TH AVE

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