

FOR SALE

79TH ST DEVELOPMENT

235-257 NE 79TH ST

MIAMI, FL 33138

GRIDLINE
PROPERTIES



EXECUTIVE SUMMARY

■ Exclusive opportunity to acquire a development site in Miami's 79th street corridor. Located in Uptown Little River's most active corridor, this site offers investors and developers an opportunity to obtain an asset that provides endless development opportunities.

The property sits on 40,040 square feet of T6-8-O zoned land and boasts approximately 256,000 square feet of developable commercial space or 137 residential units.

Conveniently located within Miami's Little River neighborhood, the property is in close proximity to the Biscayne Boulevard Corridor and Miami Beach, with easy access to major thoroughfares and Miami's fastest-growing neighborhoods, such as Edgewater, Midtown, and Design District.

This is an ideal opportunity for developers or investors looking to enter the Miami market and take advantage of the area's economic development momentum.



PROPERTY HIGHLIGHTS

FOR SALE

FOLIOS	01-3207-020-0500 01-3207-020-0470
ADDRESS	235-257 NE 79th St
AREA	0.91 Acres / 40,040 SF
ZONING	T6-80
PRICE	\$5,590,000
PSF	\$139

DEVELOPMENT ANALYSIS

MAX BUILDABLE AREA	256,000 SF
BUILDING LOT COVERAGE	80%
MAX BUILDABLE FOOTPRINT	32,032 SF
MAX BUILDABLE COMMERCIAL AREA	256,000 SF
MAX OPEN SPACE	10%
DENSITY	150 Units/Acre
DWELLING UNITS	137 Units
TOTAL BUILDING HEIGHT	8 or up to 12 with bonuses



NEIGHBORHOOD PROPOSED

DEVELOPMENTS



- 1 **EVVO HOUSE HOTEL / 8001 NE Bayshore Ct**
A 12-story, 81-room boutique 59,000 SF hotel.
- 2 **B GROUP / 7880 BISCAYNE BLVD**
Mixed-use retail multifamily, 379 units proposed
- 3 **LITTLE RIVER PLAZA / 279 NE 79th St**
250-unit apartment building & 200 parking spaces.
- 4 **THE CITADEL / 8300 NE 2nd Ave**
- 5 **BOSCO RESIDENCES / 8400 NE 1 PL**
300+ unit mixed-use condo/retail project.
- 6 **MEMOIR LITTLE RIVER / 7937 NE 2nd Ave**
375 apartments , 140,000 SF of Class A office.
- 7 **RIVER HAUS / 123 NE 79th St**
Proposed 218,546 SF mixed-use development, 154 apartments and 5,200 SF of commercial space.
- 8 **MIAMI SOAR / 8050 NW Miami Ct**
SFL-3,990 units, 250,000 SF of retail, 107,800 SF of office, and 312 hotel rooms.
- 9 **INFINITY COLLECTIVE / 8038 NE 2nd Ave**
454 apartments, plus 19,900 SF of commercial space.
- 10 **MIDTOWN CAPITAL PARTNERS DEVELOPMENT / 7501 NE 2nd Ave**
22-story building with 348 residential units.
- 11 **CEDAR ST LITTLE RIVER / 7715 NE 2nd Ave**
191 units and 8,000+ SF of retail.
- 12 **SWERDLOW / 530 NW 75th St**
7,513 units and over 600,000 SF of commercial space with a Tri-Rail station.
- 13 **AJ CAPITAL / 301 NW 71st St**
Nearly 25-acre assemblage mixed-use project.
- 14 **SIXTY UPTOWN MAGIC CITY / 6161 NE 3rd Ave**
25 stories, 349 luxury apartment units, over 500,000 SF of office, retail, and restaurant space.
- 15 **DUPONT REGISTRY BUILDING / 5972 NE 4th Ave**
Office and car storage Building.
- 16 **PROPOSED CONDO / 8272 NE 2nd Ave**
Proposed 69 residences by Renown Architect.
- 17 **FLOW LIFE RESIDENTIAL / 8500 BISCAYNE BLVD**
2,300 multifamily units by Adam Neumann
- 18 **THE HELM / 4201 NE 2nd Ave**
36-story mixed-use tower, 162 branded residences, 116 affordable rental apartments, 83,000+ SF of office space, 50,000 SF of retail/dining.
- 19 **PARTERRE 42 / 4201 NE 2nd Ave**
A 500,000-square-foot office and retail building with indoor-outdoor workspaces and extensive terraces.
- 20 **RESIDENCES AT THE DESIGN DISTRICT / 3801 & 3883 Biscayne Blvd**
Two 20-story towers, 164 luxury units, townhomes, and a branded hotel
- 21 **JEAN-GEORGES MIAMI TROPIC RESIDENCES / 3501 NE 1st Ave**
A 48-story luxury high-rise, 329 condos and a signature restaurant on the ground floor.
- 22 **CHIPPERFIELD TOWER / 39 NE 39th St**
26-story residential tower, 143 condominiums and a hotel.

GRIDLINE PROPERTIES

235-257 NE 79TH ST

READY TO SCHEDULE A TOUR?
CONTACT US



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Non-Endorsement & Disclaimer Notice

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