

FOR SALE

THE GATEWAY TO THE DESIGN DISTRICT

Covered Land Development Site



3886 BISCAYNE BOULEVARD | MIAMI

COMPASS

Executive Summary

3886 BISCAYNE BOULEVARD

286 NE 39 STREET

270 NE 39 STREET

Mendel Fellig Group is pleased to exclusively present a premier covered land assemblage consisting of three contiguous folios totaling approximately 0.64 acres. The property is currently improved with four income producing tenants, providing near term cash flow while preserving long term redevelopment flexibility. Strategically positioned for mixed use development, the site offers the potential to develop up to approximately 288,059 square feet across up to twenty stories, subject to zoning incentives and available public benefit bonuses

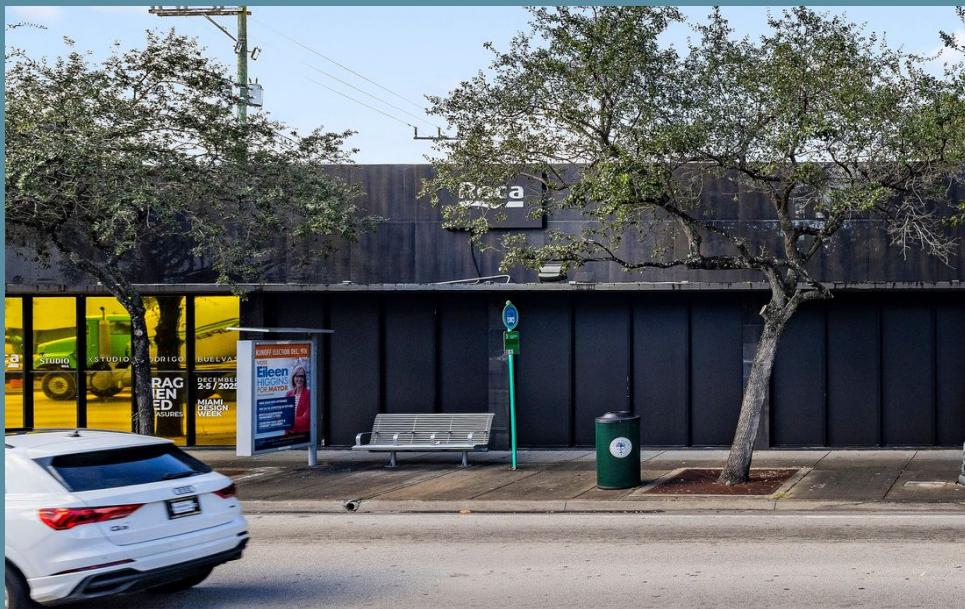
Site Size 27,698 SF (0.64 acre)

Total Existing Building Size 12,527 SF

Zoning T6-12-L

Asking Price \$45,000,000





Zoning Highlights

BY RIGHT

Zoning	T6-12-L
Stories	12
Max Built Area Allowed	185,257 SF
Max Residential Units Allowed	97
Max Hotel Rooms Allowed	193

MAXIMUM WITH BONUSES

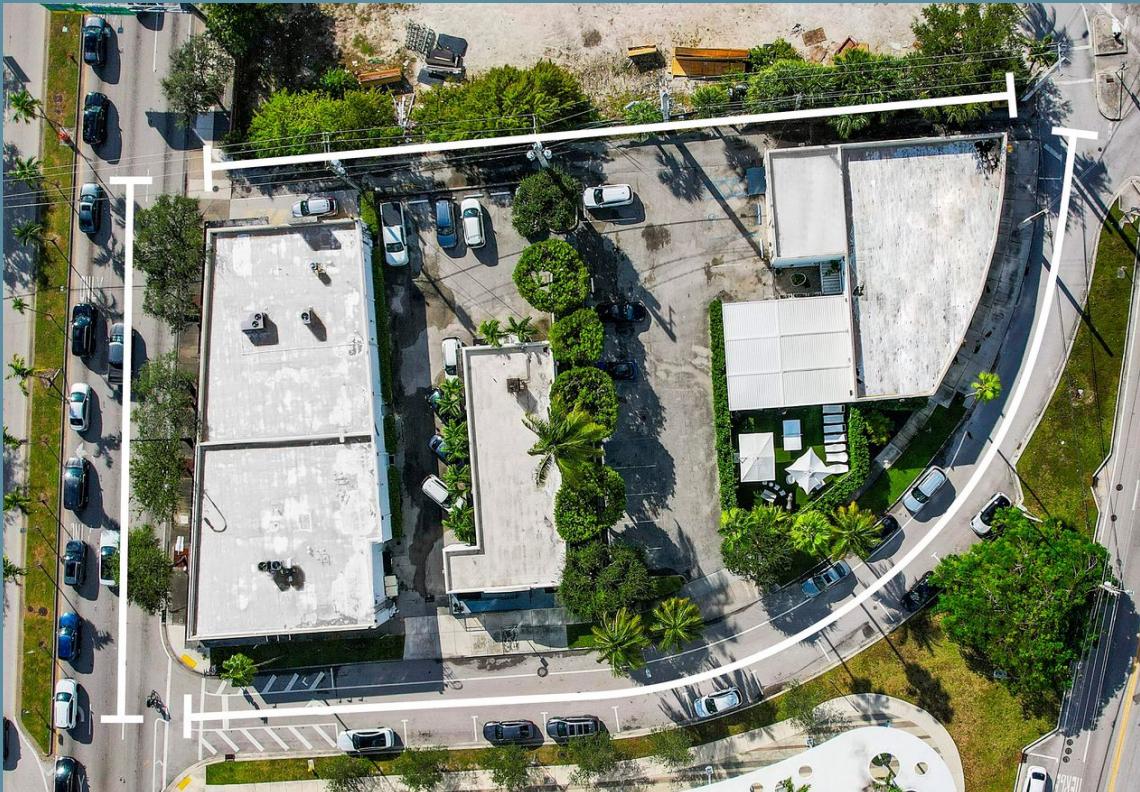
Zoning	T6-12-L
Stories	20
Max Built Area Allowed	288,059 SF
Max Residential Units Allowed	193
Max Hotel Rooms Allowed	193

With bonuses, you could go up to 20 stories and a maximum built area of 288,059 square feet with public benefits.



Bird's Eye View

BISCAYNE BOULEVARD FRONTAGE
144 FEET



ALLEY | 258 FEET

NE 39TH STREET | 357 FEET

Conceptual Rendering

*Provided by Royal Byckovas
Architecture and Design



Development Assumptions

SITE DATA

Lot Area - SF	27,698
Lot Coverage SF - Permitted 80%	22,158
Lot Coverage SF - After setbacks 77%	21,214
FLR	
	8
Public Benefit Bonus - 30%	66,475
Total FLR	288,059

Setbacks FT

Frontage	10'
Side	0'
Frontage above 8th Floor	20'
Side above 8th Floor	30'

Height (Stories)

Min	2
Max	12
Bonus	20

3883 BISCAYNE BLVD PROGRAM

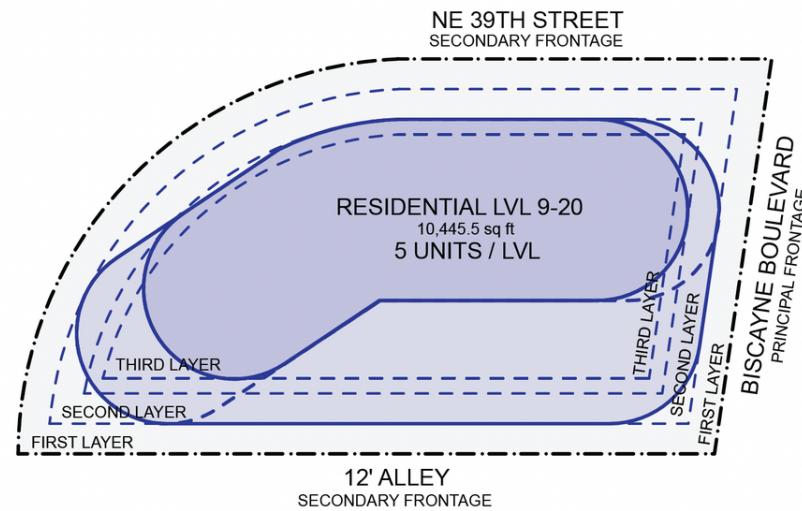
Ground Floor Area - SF	15,595
Residential Lobby / Circ.	5,448
Loading / BOH	4,804
Commercial - SF	5,343
Parking - SF	26,340
Basement (Excluded from FLR)	26,340

Parking Data

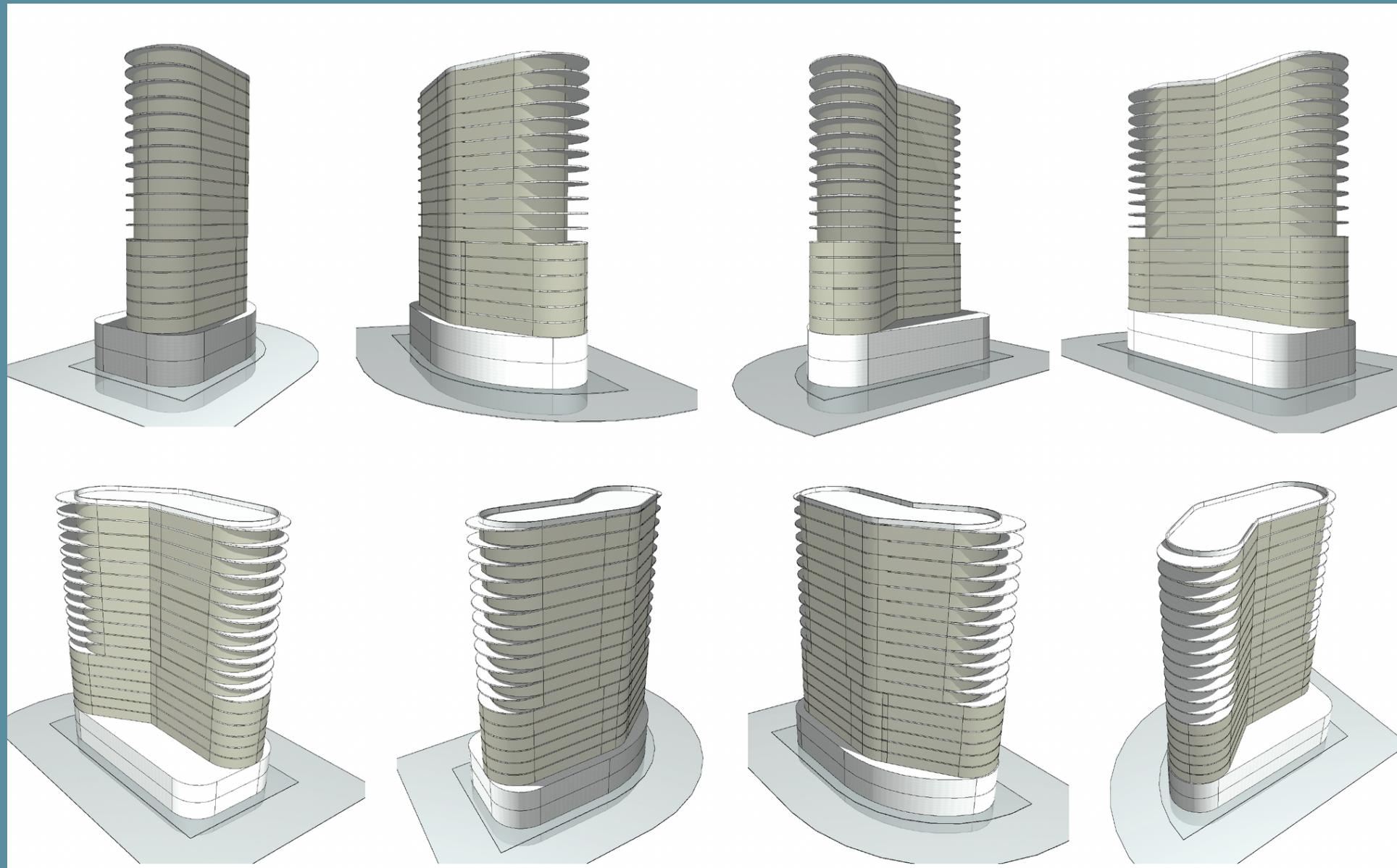
Commercial - Total Parking	16
Residential - Total Parking incl. Visitor	157
Parking Required	173
30% Parking Reduction	52
Total Parking Required	121
Total Parking Provided	131

Residential GSF

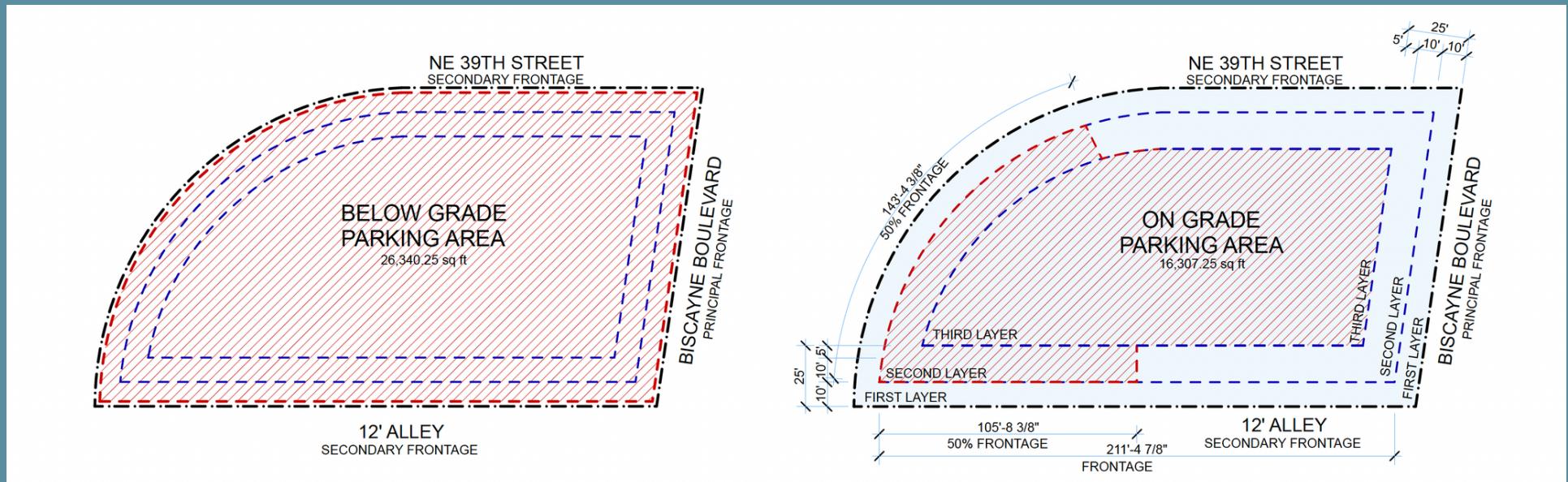
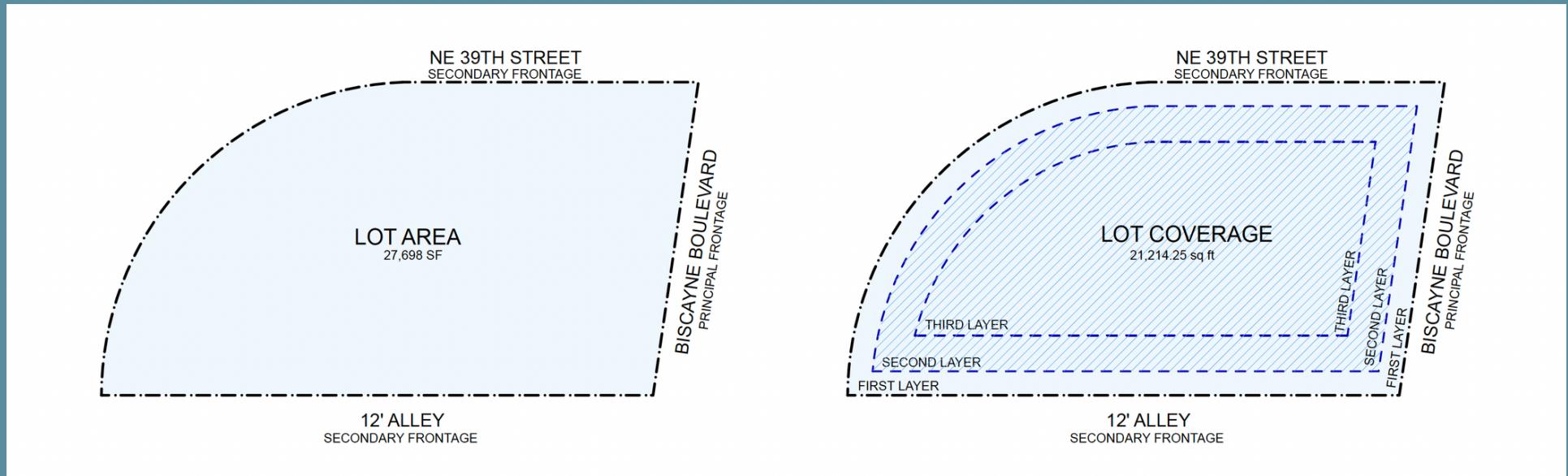
Residential Level 2 - Amenity	12,676
Residential Level 3	12,676
Residential Amenity Pool Deck - SF	5,528
Residential Levels 4-8	63,380
Residential Levels 9-20	125,340
Circ. / Cores - SF	43,920
NSF	175,680
Residential NRSF	163,004
Units	95
Residential Stories	18
Average Unit Size - SF	1,716
Total Floor Area	235,195



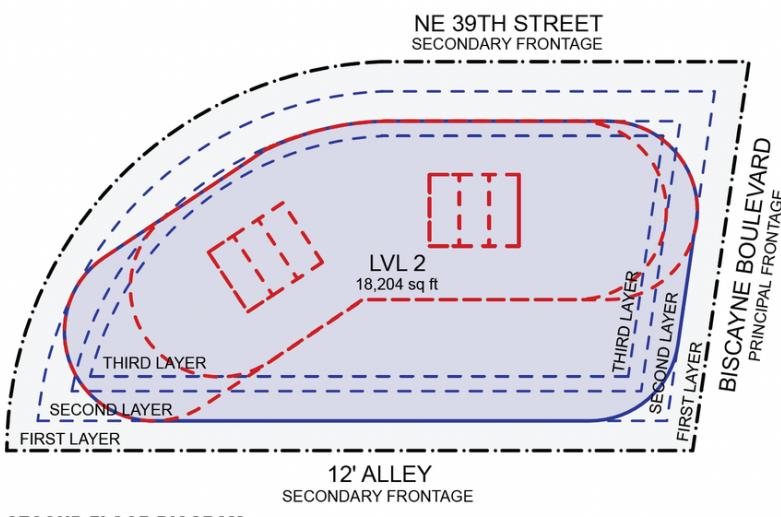
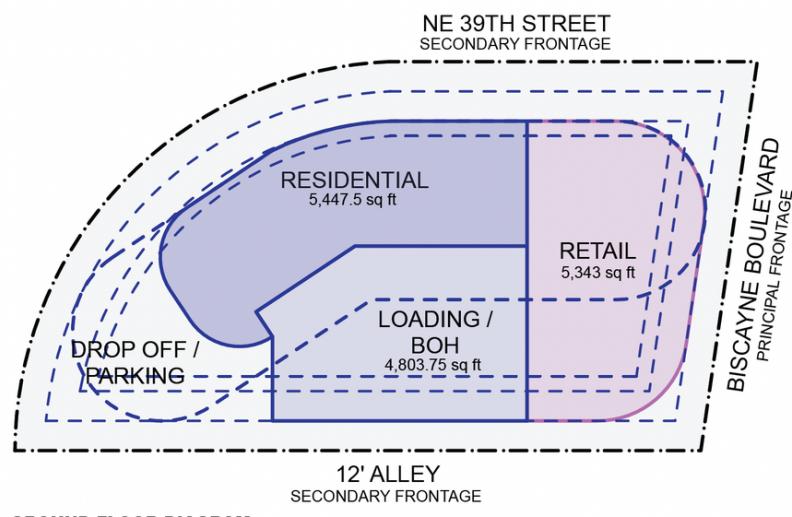
Planning Diagrams



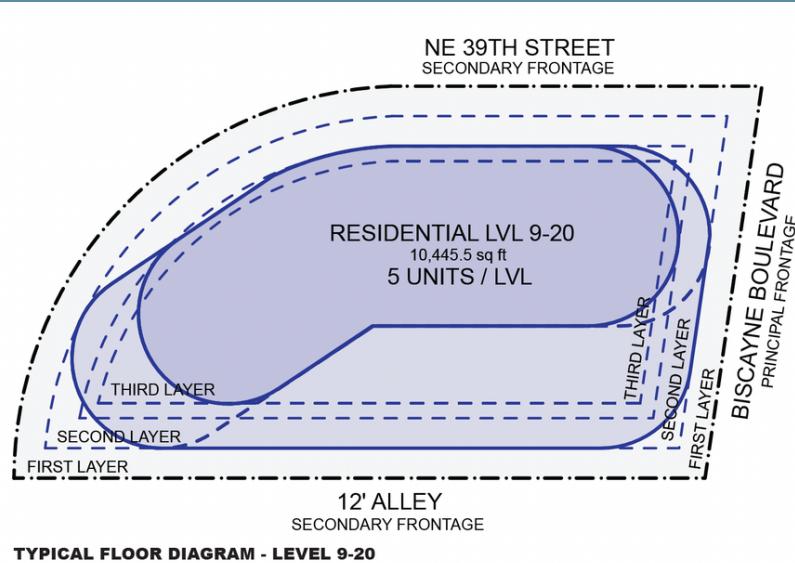
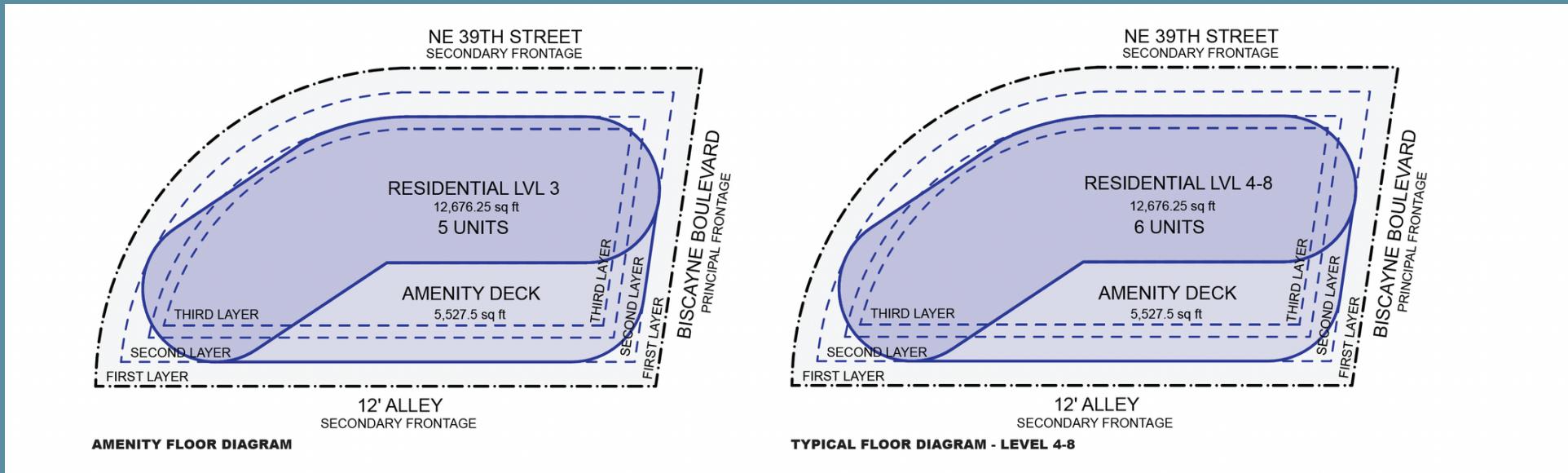
Site Diagrams



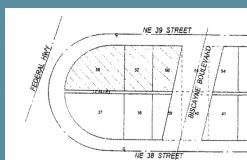
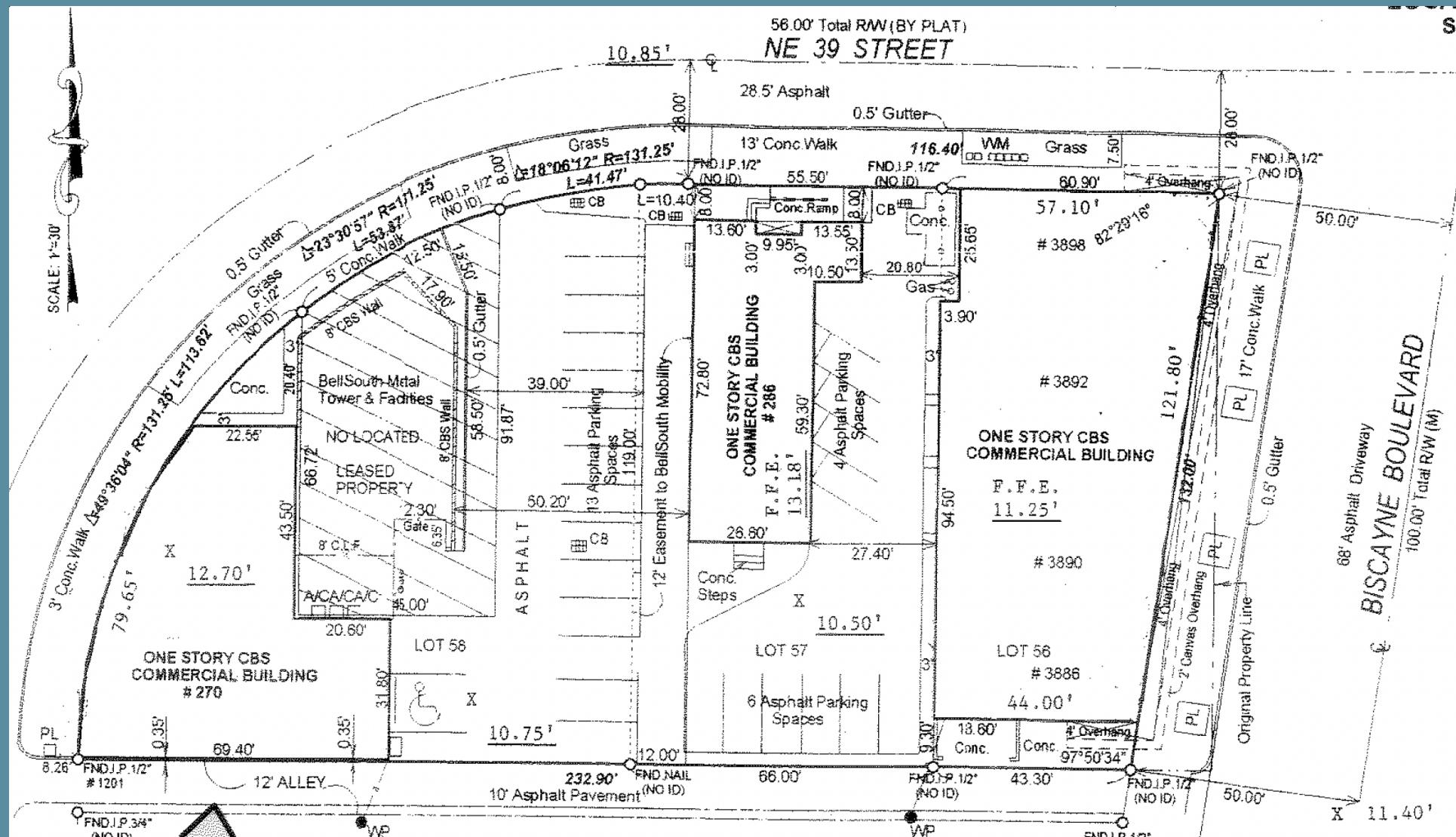
Site Diagrams



Site Diagrams



Survey

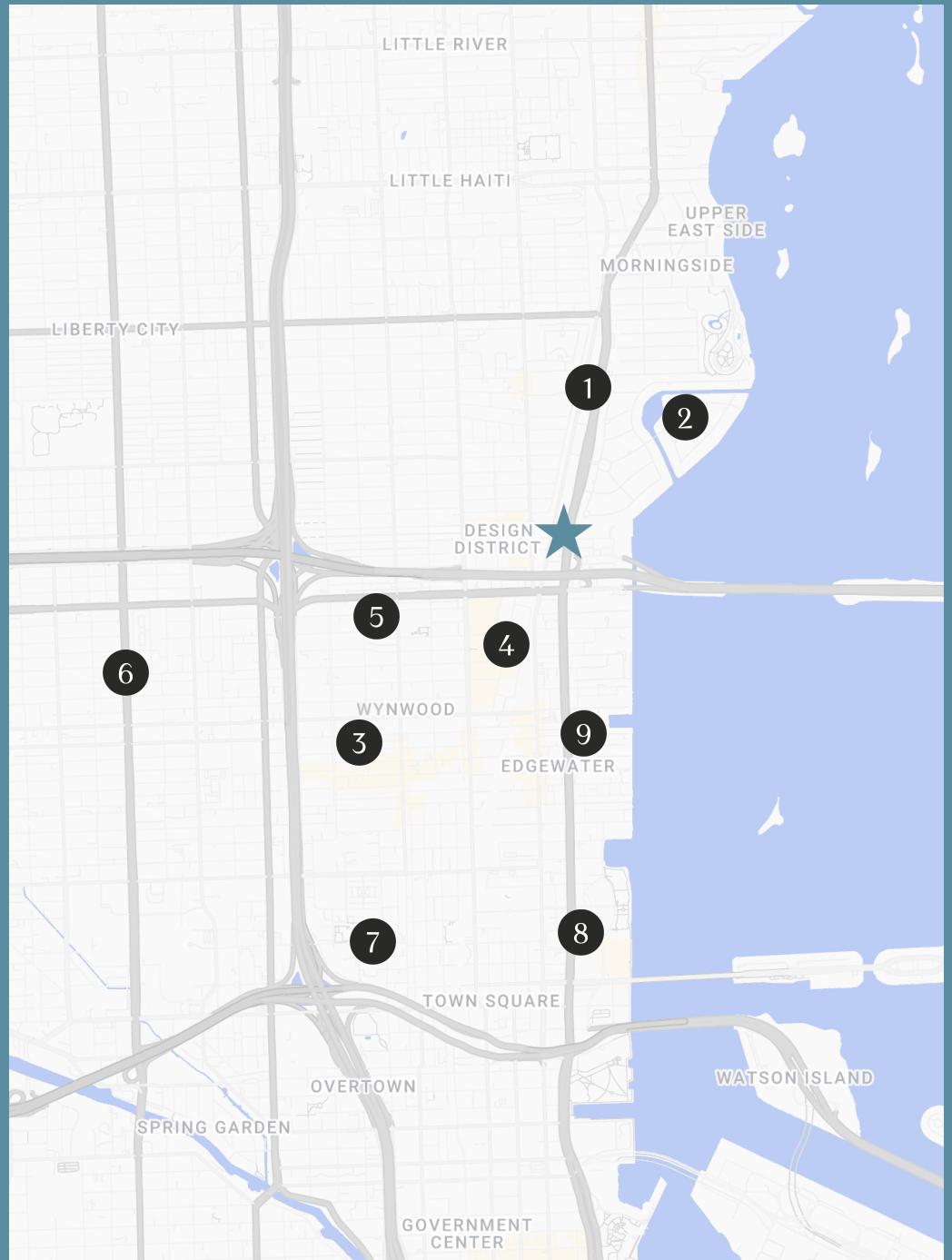


CERTIFIED TO: 3886-3898 BISCAYNE, LLC.,
270/286 N.E. 39 STREET, INC., SALOMON,
KANNER, DAMIAN & RODRIGUEZ, P.A., FIRST
AMERICAN TITLE INSURANCE COMPANY, GIBRALTA
BANK, FSB., ITS SUCCESSORS AND/OR ASSIGNS
ATIMA.

PROPERTY ADDRESS: 3886 BISCAYNE BLVD., MI

Location Map

- 1 3886 Biscayne Boulevard
- 1 Buena Vista (0.3 mile away)
- 2 Bay Point (0.3 mile away)
- 3 Wynwood (1.3 miles away)
- 4 Midtown (0.5 mile away)
- 5 Wynwood Norte (0.9 mile away)
- 6 Allapattah (1.7 miles away)
- 7 Overtown (3.1 miles away)
- 8 Art & Entertainment District
- 9 Edgewater (0.3 mile away)



About Mendel Fellig

Mendel Fellig is a seasoned real estate advisor with more than a decade of experience in the South Florida market, specializing in Miami Beach, Edgewater, Design District, Surfside, Bal Harbour and South Florida.

A Miami Beach native, he brings deep local knowledge and a proven track record across residential, commercial, and investment assets.

His expertise spans retail, office, and net-lease transactions, along with valuation, marketing, and deal negotiation.



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