

# 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)
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Total Existing Building Size	12,527 SF
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Zoning	T6-12-L
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Asking Price	\$45,000,000
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# 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

ALLEY | 258 FEET

BISCAYNE BOULEVARD FRONTAGE  
144 FEET



NE 39TH STREET | 357 FEET



# Conceptual Rendering

\*Provided by Royal Byckovas  
Architecture and Design





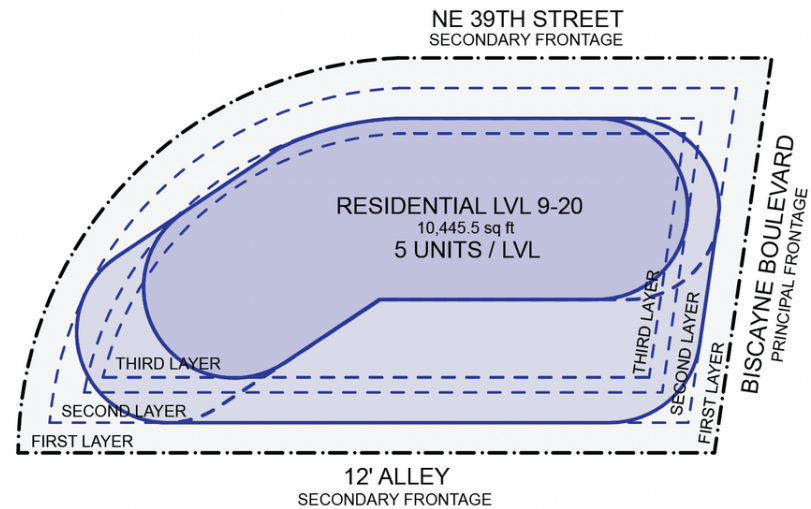
# Development Assumptions

## SITE DATA

Lot Area - SF	27,698
Lot Coverage SF - Permitted 80%	22,158
Lot Coverage SF - After setbacks 77%	21,214
FLR	
8	221,584
Public Benefit Bonus - 30%	66,475
<b>Total FLR</b>	<b>288,059</b>
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

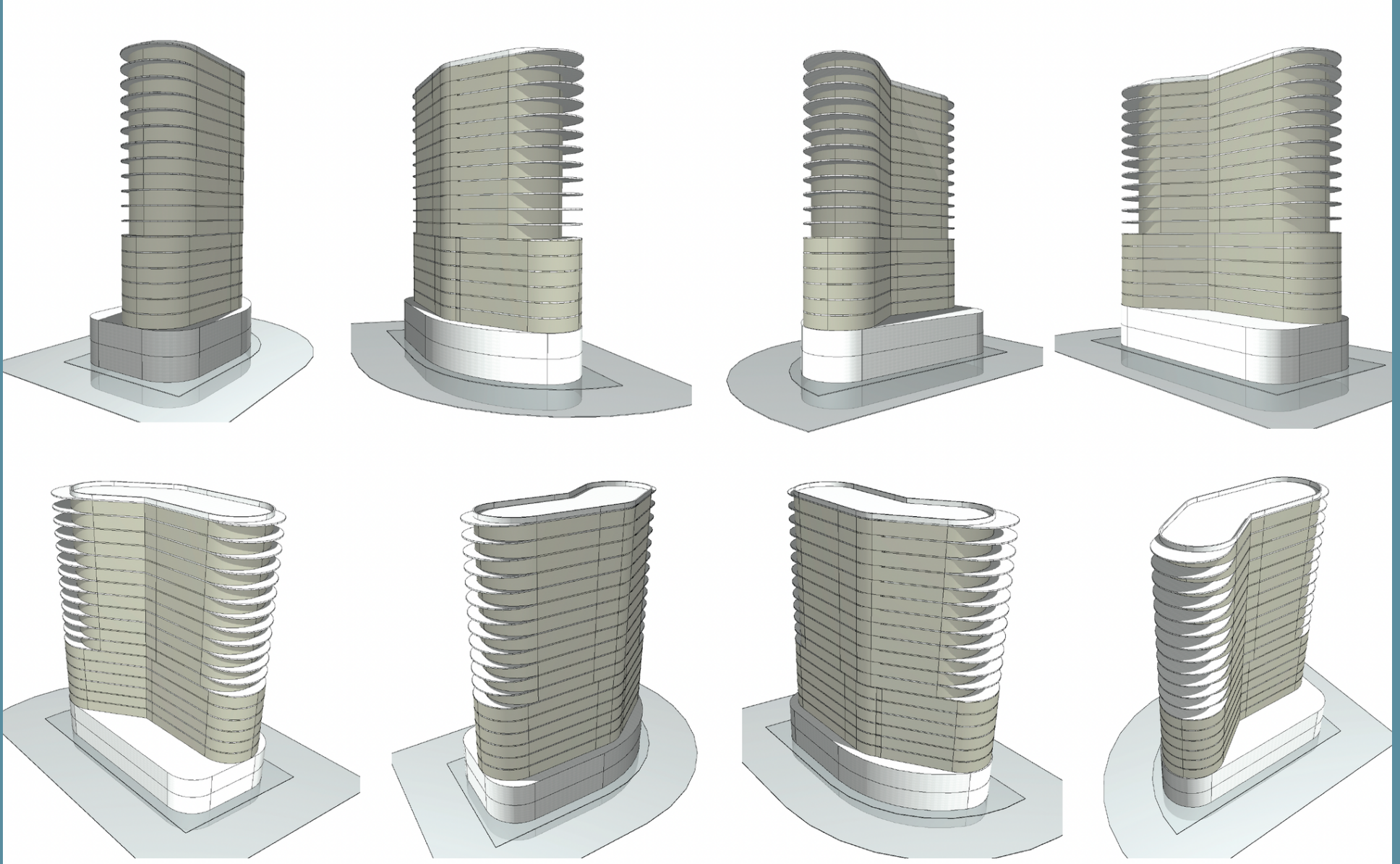
Ground Floor Area - SF	15,595
Residential Lobby / Circ.	5,448
Loading / BOH	4,804
Commercial - SF	5,343
Parking - SF	26,340
Basement (Excluded from FLR)	26,340
Parking Data	
Commercial - Total Parking	16
Residential - Total Parking incl. Visitor	157
Parking Required	173
30% Parking Reduction	52
<b>Total Parking Required</b>	<b>121</b>
<b>Total Parking Provided</b>	<b>131</b>
Residential GSF	219,600
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
<b>Total Floor Area</b>	<b>235,195</b>



**TYPICAL FLOOR DIAGRAM - LEVEL 9-20**

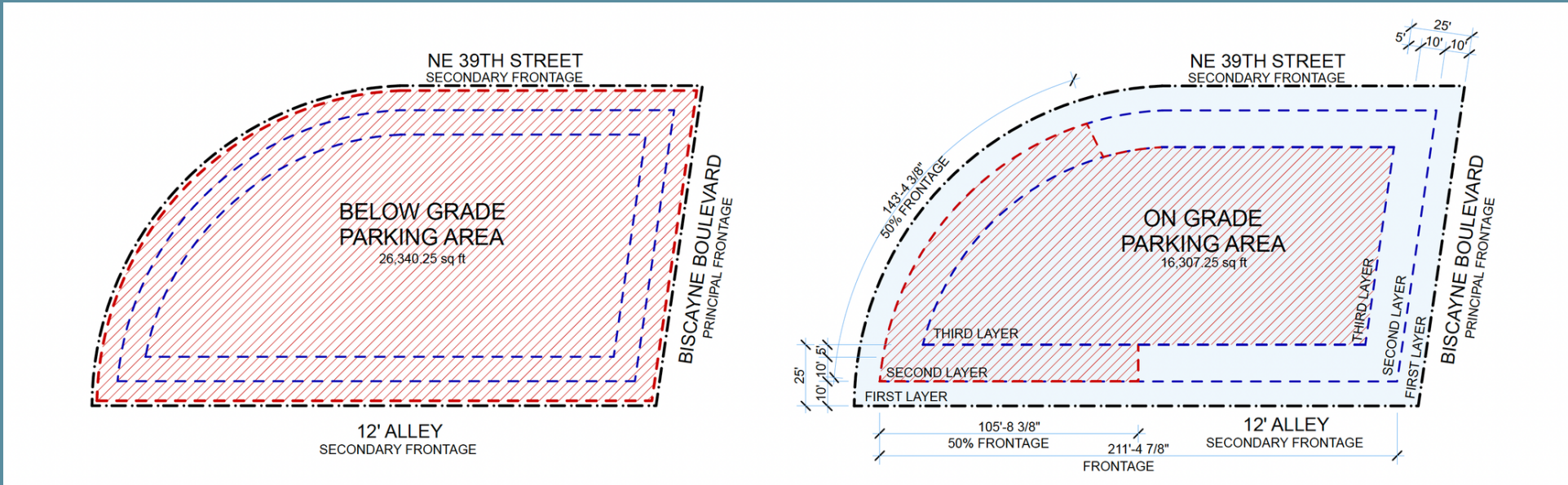
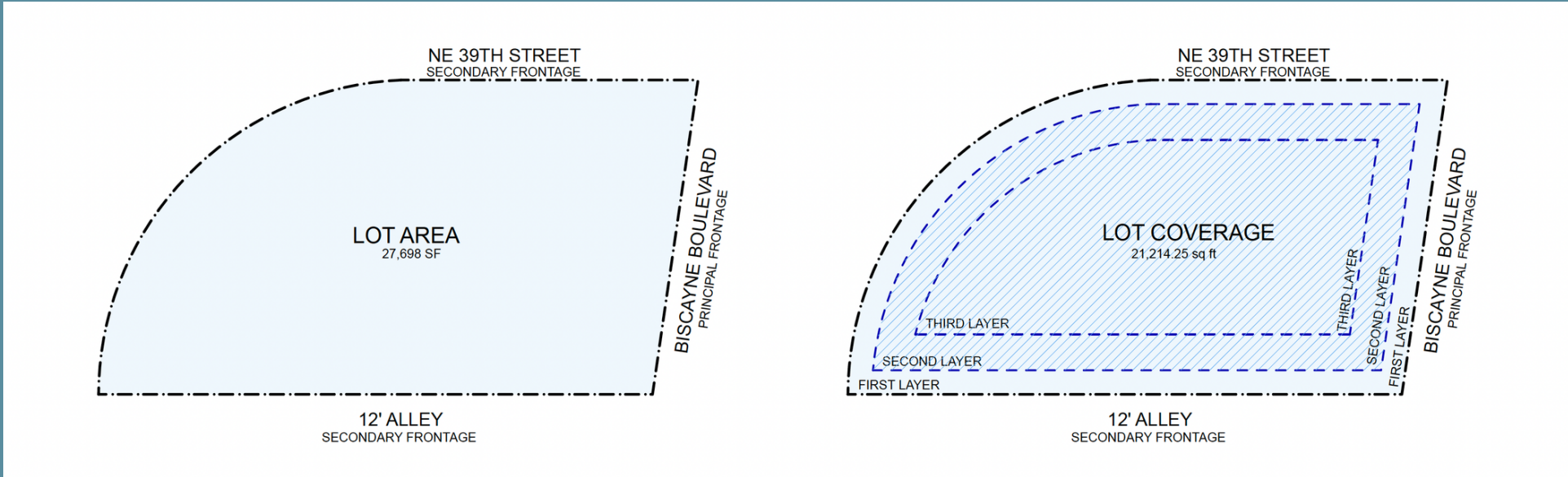


# Planning Diagrams



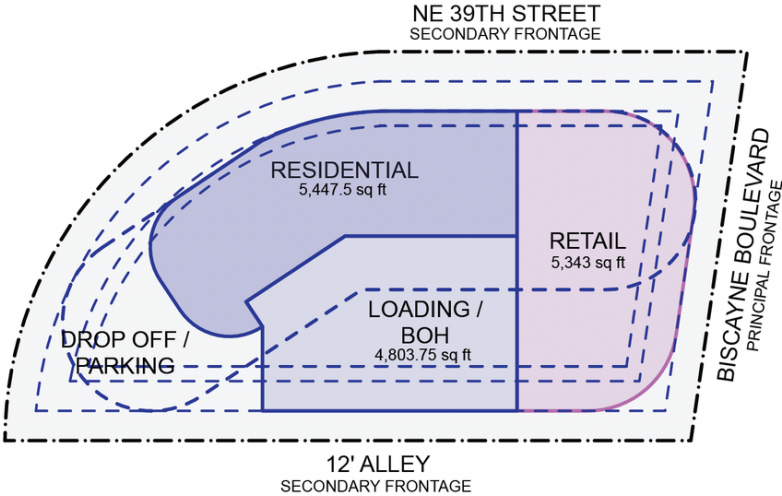


# Site Diagrams

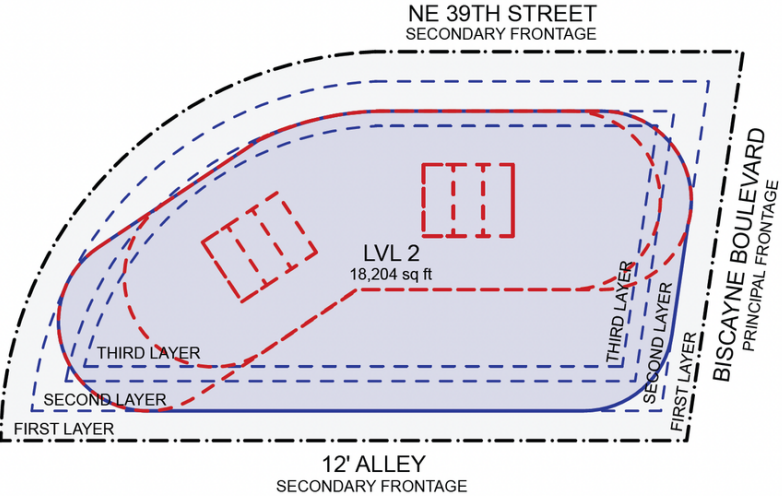




# Site Diagrams



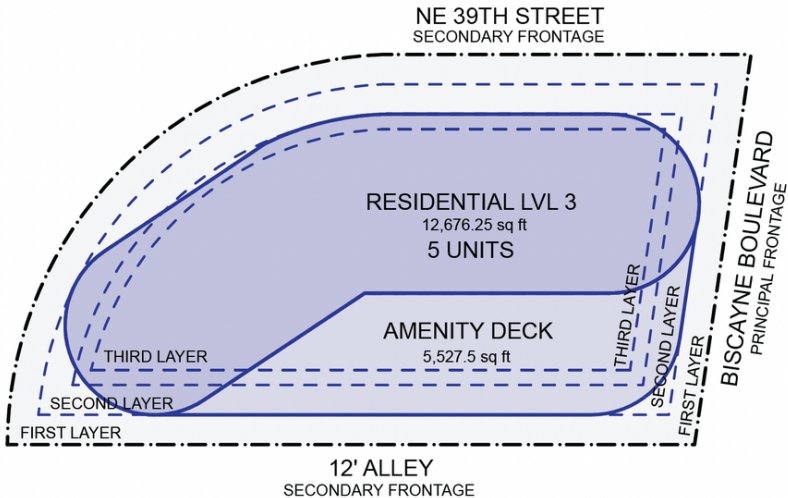
**GROUND FLOOR DIAGRAM**



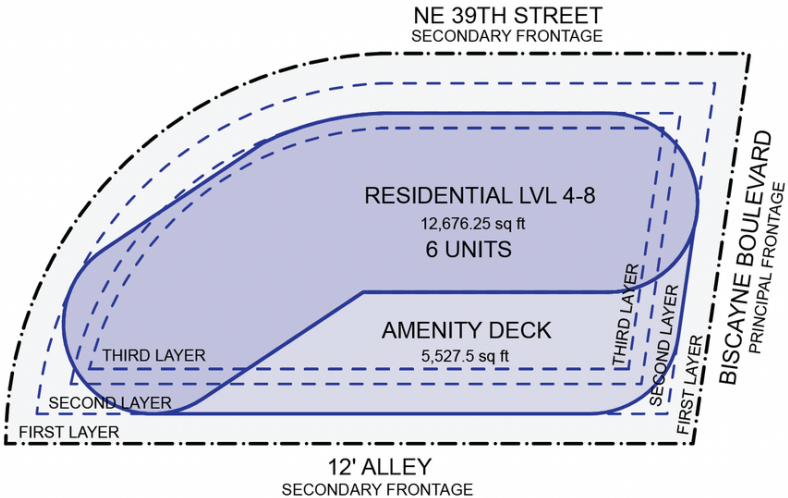
**SECOND FLOOR DIAGRAM**



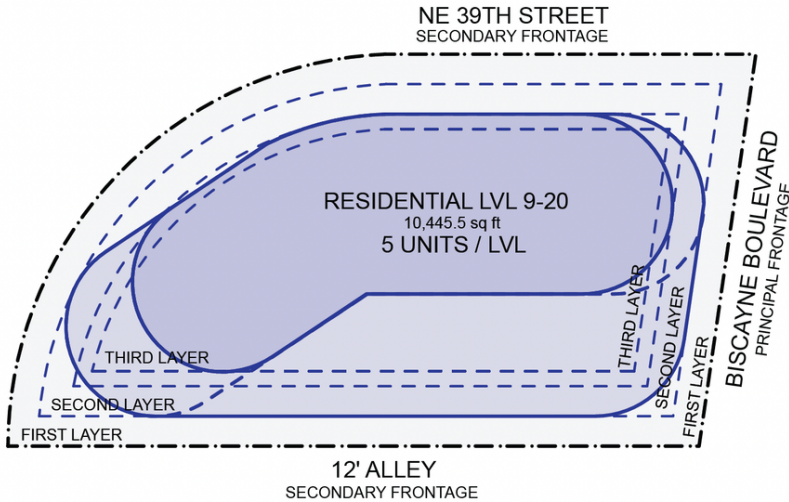
# Site Diagrams



**AMENITY FLOOR DIAGRAM**

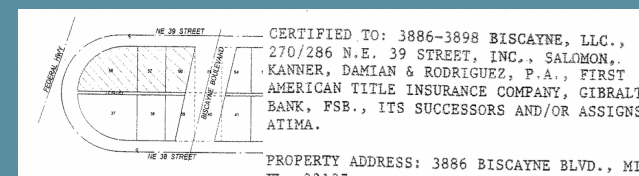
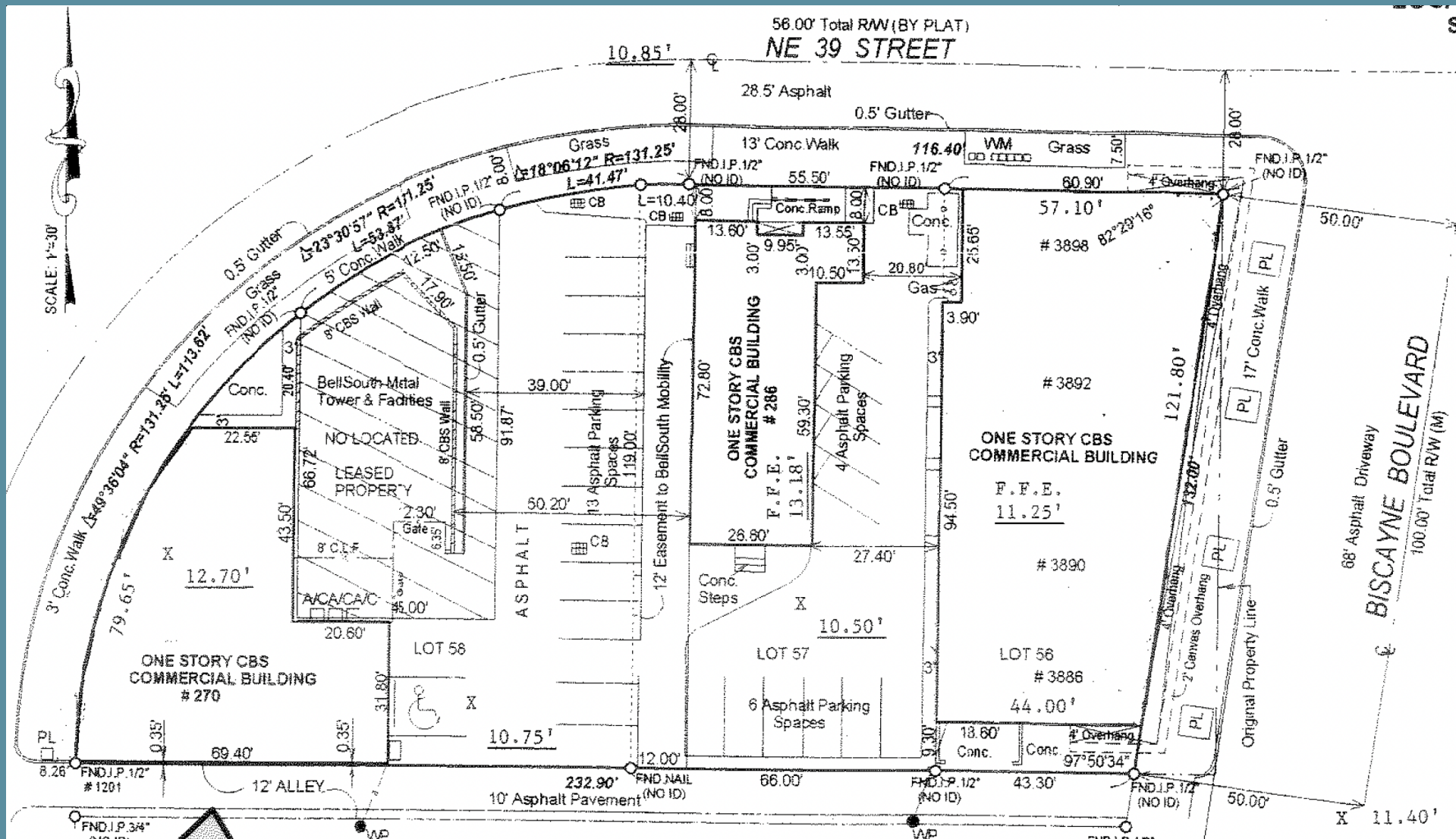


**TYPICAL FLOOR DIAGRAM - LEVEL 4-8**



**TYPICAL FLOOR DIAGRAM - LEVEL 9-20**







# Location Map



**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**

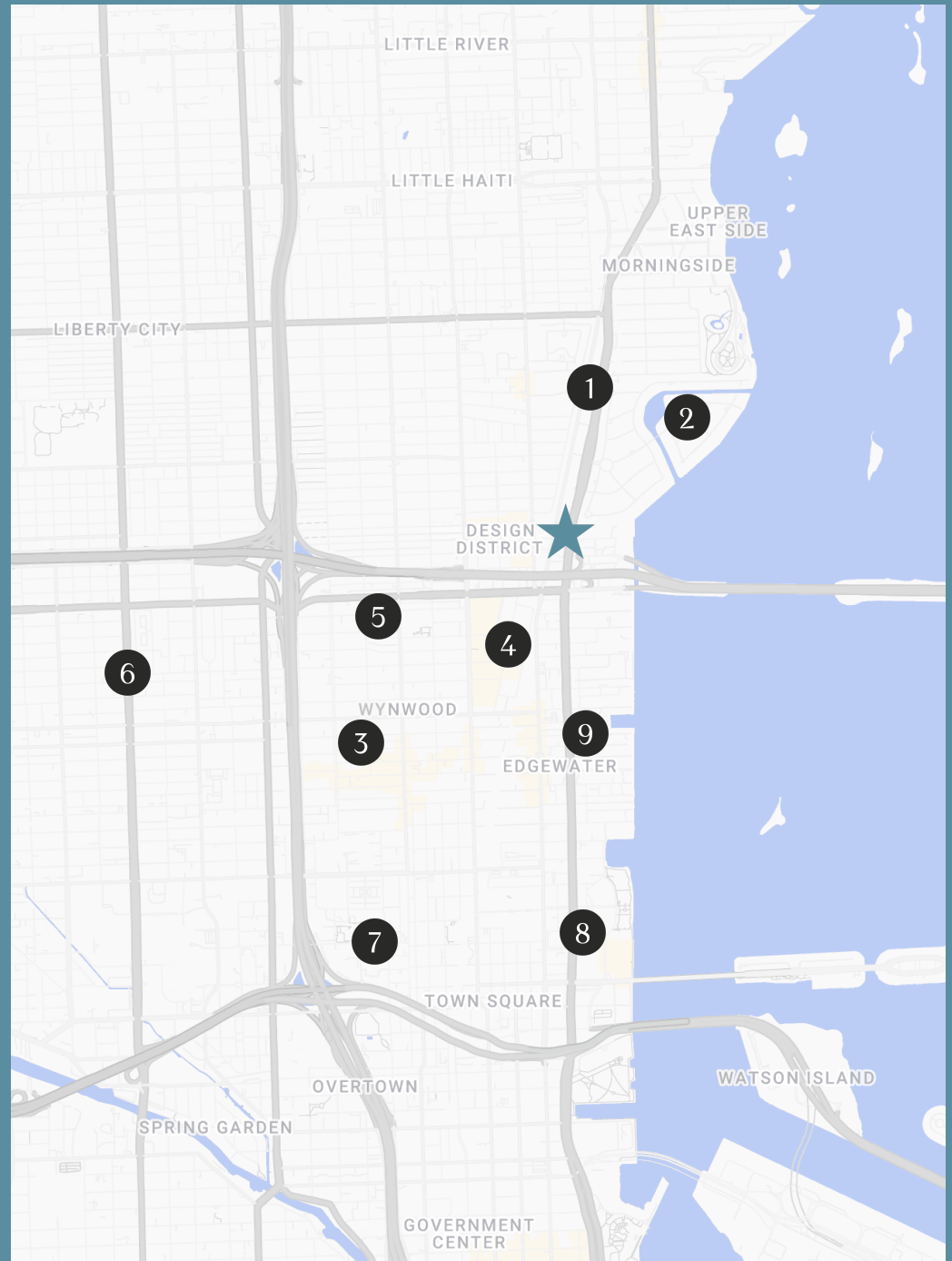
**Overtown (3.1 miles away)**

**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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