

Executive Summary

Lot for Construction - 9 Units Multifamily - Zoning T-5 L

1527 NW 2 ST. Miami, FL 33125
(Little Havana)

7,000 Sq Ft Lot



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AREA OVERVIEW – LITTLE HAVANA

Little Havana, known to Miami residents as a working class, immigrant neighborhood, has been receiving a flood of tourists for over 7 years now. They are attracted to the neighborhood because “travelers want local authentic organic experiences,” according to Rolando Aedo, Vice President of the Greater Miami Convention and Visitor’s Bureau.

“Little Havana has become one of the most unique experiences from a tourism perspective that Miami has to offer,” When tourists began visiting the neighborhood years ago, tour buses would drop them off along Calle Ocho because they wanted to immerse themselves in the cultural experience; As demand grew and in 2015, the Little Havana Visitor Center was opened. In 2019 an estimated 5 million tourists visited Little Havana, according to the Greater Miami Convention and Visitors Bureau.

One of the most popular business is a bar and live music venue called Ball and Chain. The storied bar has become a main attraction. It originally opened in 1935 and once hosted the likes of Billie Holiday, Count Basie and Chet Baker. The property went through different owners during the following decades until the mid 1990s when the building stood empty. Fuller and his partners acquired the space and reopened it in 2014, after extensive renovations.

Adjacent to the Ball and Chain is an ice cream shop called Azucar, which always seems to have a queue going through the door. Cuban-American owner Suzanne Battle was a banker for 20 years until the Great Recession. Growing up, she and her family would have ice cream every night, so opening an ice cream shop seemed like a no brainer. The world famous Julio Cabrera and long time friend, Chef Michelle Bernstein, team up to bring Cafe La Trova to the heart of Little Havana, where the main goal is to provide one of the most fun, delicious and memorable evenings out in Miami.

PROPERTY LOCATION

Downtown

Brickell

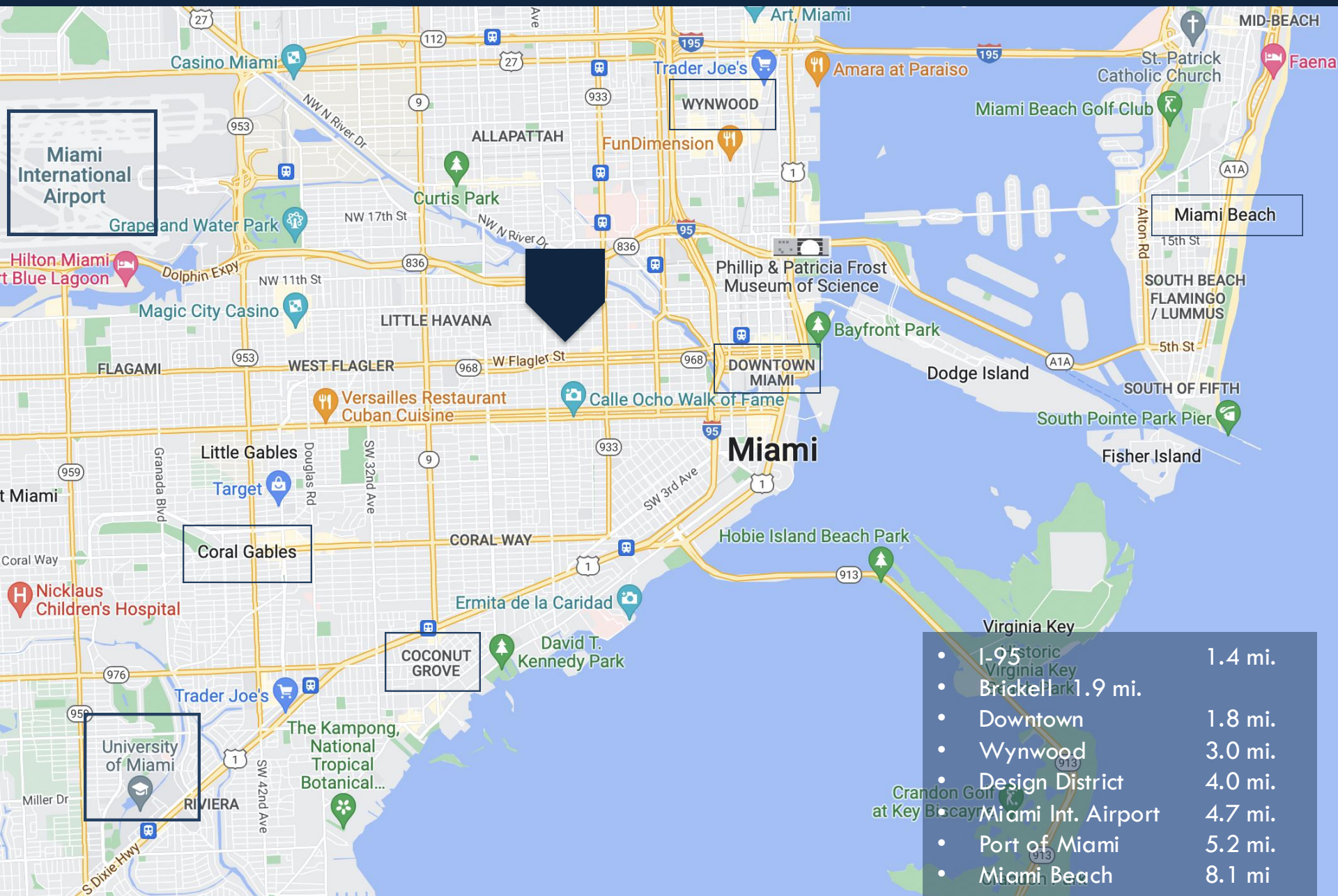
Little Havana

T5L



PROPERTY LOCATION





PROPERTY PLANS & RENDERS



PROPERTY PLANS & RENDERS



PROPERTY PLANS & RENDERS



FIRST FLOOR PLAN
SCALE: 1/16"=1'-0"



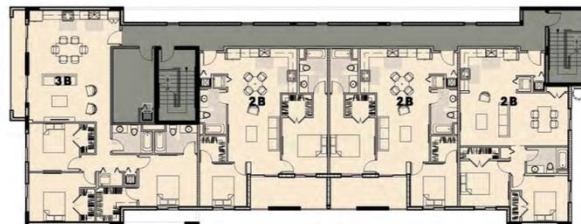
BUILDING FOOTPRINT = 5,544 SF.
RESIDENTIAL HABITABLE AREA = 546 SF.
GARAGE & SUPPORT = 5,756 SF.
RESIDENTIAL NON HABITABLE AREA = 79 SF.



SECOND FLOOR PLAN
SCALE: 1/16"=1'-0"



BUILDING FOOTPRINT = 5,220 SF.
RESIDENTIAL HABITABLE AREA = 4,694 SF.
RESIDENTIAL NON HABITABLE AREA = 1,116 SF.



THIRD FLOOR PLAN
SCALE: 1/16"=1'-0"



BUILDING FOOTPRINT = 5,220 SF.
RESIDENTIAL HABITABLE AREA = 4,694 SF.
RESIDENTIAL NON HABITABLE AREA = 1,116 SF.

First Floor Plan

Second Floor Plan

Third Floor Plan

PROPERTY INFORMATION

ADDRESS	<u>1527 NW 2 ST. MIAMI, FL 33125</u>
Type/Use	Land for Multifamily (9 units)
Unit Description	Two (3/2), Four (2/2), Two (2/1), One (1/1)
Building Size	9,934 Sq. Ft.
Lot Size	7,000 Sq. Ft.
Zoning	T-5 Limited
Allow per zoning	11 Residential or 22 Lodging Units

Offering Price **\$1,158,000**

Price per buildable SqFt. \$116

Price per Lot S.F. \$165

PROPERTY HIGHLIGHTS

- Exceptional opportunity to acquire a prime multifamily lot of 7,000 Sq.Ft ideally situated in E Little Havana area zoned T5 L, allowing for a variety of residential and mixed-use developments.
- Included in the sale is a complete set of plans for a 9-unit project, offering a turnkey solution for developers, builders, and investors seeking to capitalize on the growing demand for multifamily housing.
- The proposed project encompasses a thoughtfully designed apartment complex, perfectly tailored to maximize the potential of the lot.
- The architectural plans include 10 modern and spacious units, featuring a mix of one and two-bedroom layouts. Each unit has been meticulously designed to provide comfortable living spaces, abundant natural light, and a harmonious blend of style and functionality.
- Exceptional location 5 minutes away from the entertainment area on Calle 8 and 10 minutes away from I95, Brickell, Downtown, Coral Gables, and Miami International Airport.
- Zoning allows short-term rents.

CONTACT US

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This offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable

Thank You