



INVESTMENTS REALTY

FLYER

DUPLEX | SFH | COVERED LAND PLAY | EDGEWATER, MIAMI

314 NE 26 Terrace, Miami, FL 33137

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ASSET BREAKDOWN

Global Investments Realty is pleased to present an opportunity to acquire a duplex next to Biscayne Blvd. in one of Miami's growing upscale markets, Edgewater.

- Situated in one of Miami's fastest-growing urban neighborhoods, just minutes from Wynwood, the Design District, Midtown Miami, and Downtown—an area experiencing strong residential and development demand.
- The property features a two-story duplex-style layout with independent entrances, allowing for dual rental income, owner-occupant flexibility, or the option to combine both levels into a spacious single-family residence.
- Approximately 2,254 SF of building area on a ~5,340+ SF lot, offering significant living space that can be optimized for rental, multi-generational living, or a large custom home renovation. Currently, both units are leased to one tenant.
- Ideal for investors seeking income-producing duplex use, renovation upside, or repositioning into a large single-family home in a rapidly appreciating neighborhood.
- The property may present an opportunity for assemblage with neighboring parcels, creating a larger footprint suitable for future redevelopment consistent with the area's ongoing urban growth.
- As of early 2026, the data shows a robust 5.8% year-over-year appreciation in price per square foot (PSF), a trend it's projected to accelerate as the Edgewater district nears full build-out.

DUPLEX | SFH | DEVELOPMENT SITE

JOEL RODRIGUEZ | Principal / Broker

joel@glirealty.com

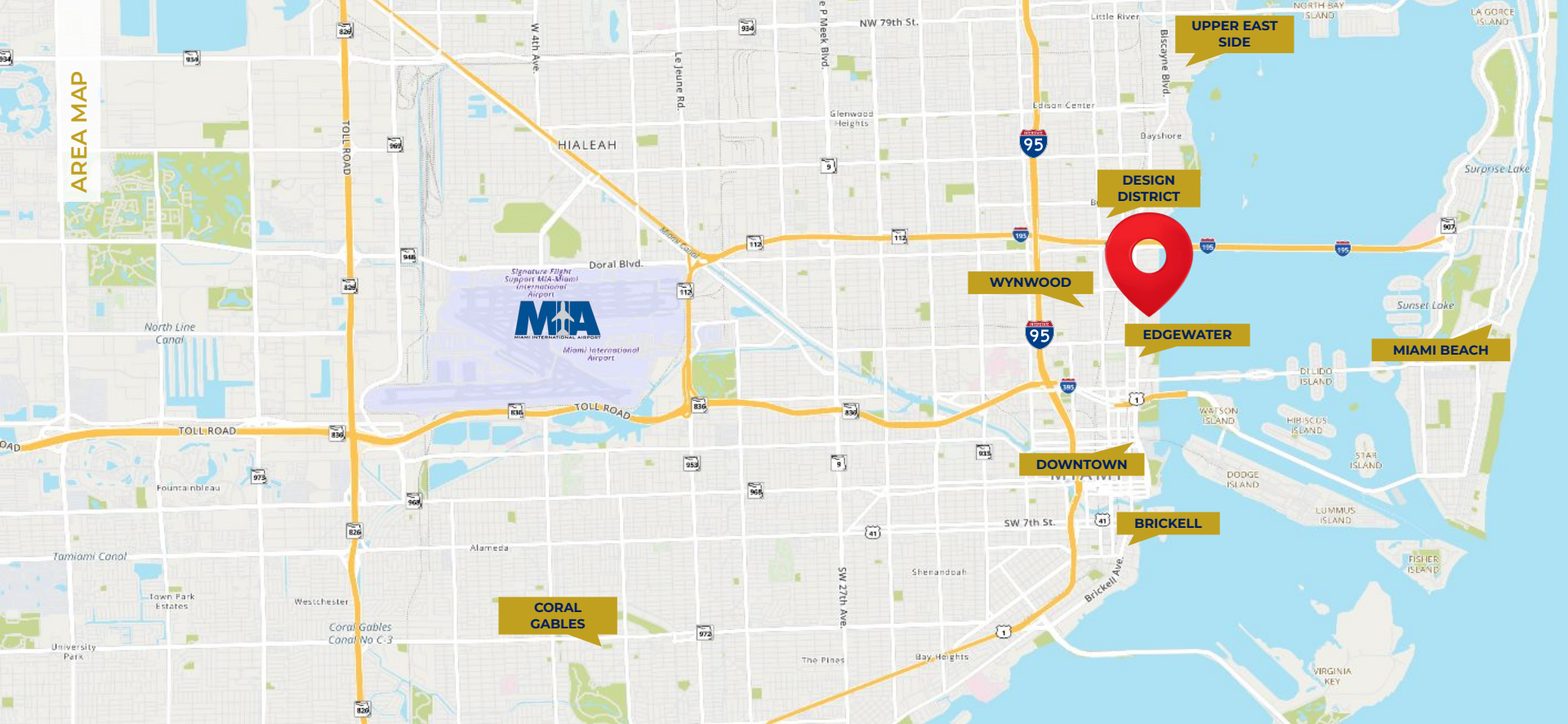
O. 305.635.3005
C. 786.285.7739



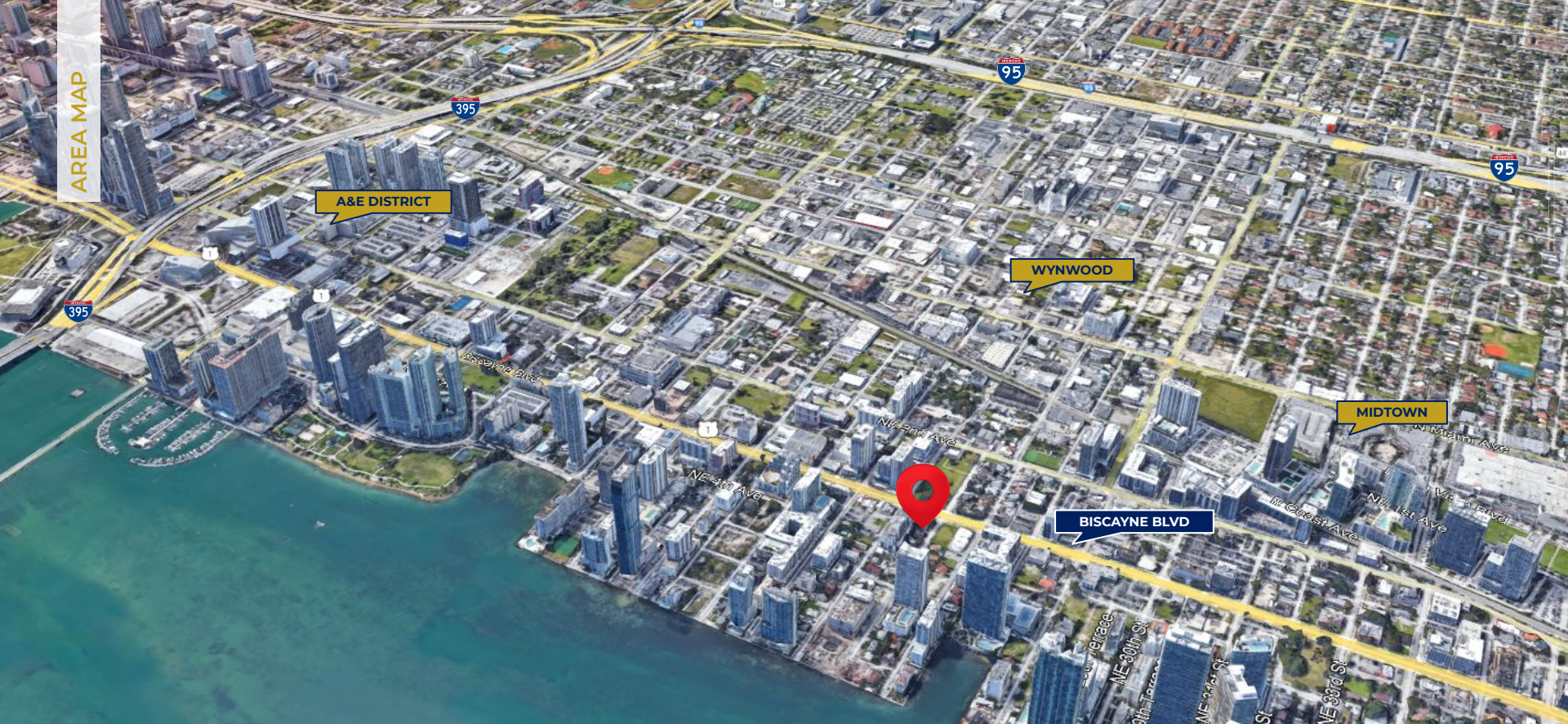
INVESTMENT SUMMARY

Folio:	01-3230-020-0360
Lot size:	5,340 SF*
Building:	2,254 SF*
Floors:	2
Zoning:	T6-36a-O
Type of Property:	Duplex
Layout:	6 Bd 2 Ba (3/1, 3/1)
Maximum Residential Units Allowed:	18 units
Bonus (100%):	18 units
Total:	36 units
Buildable SF:	64,080 SF
Bonus (40%):	25,632 SF
Total Buildable SF with public benefit:	89,712 SF
PRICE:	\$2,700,000

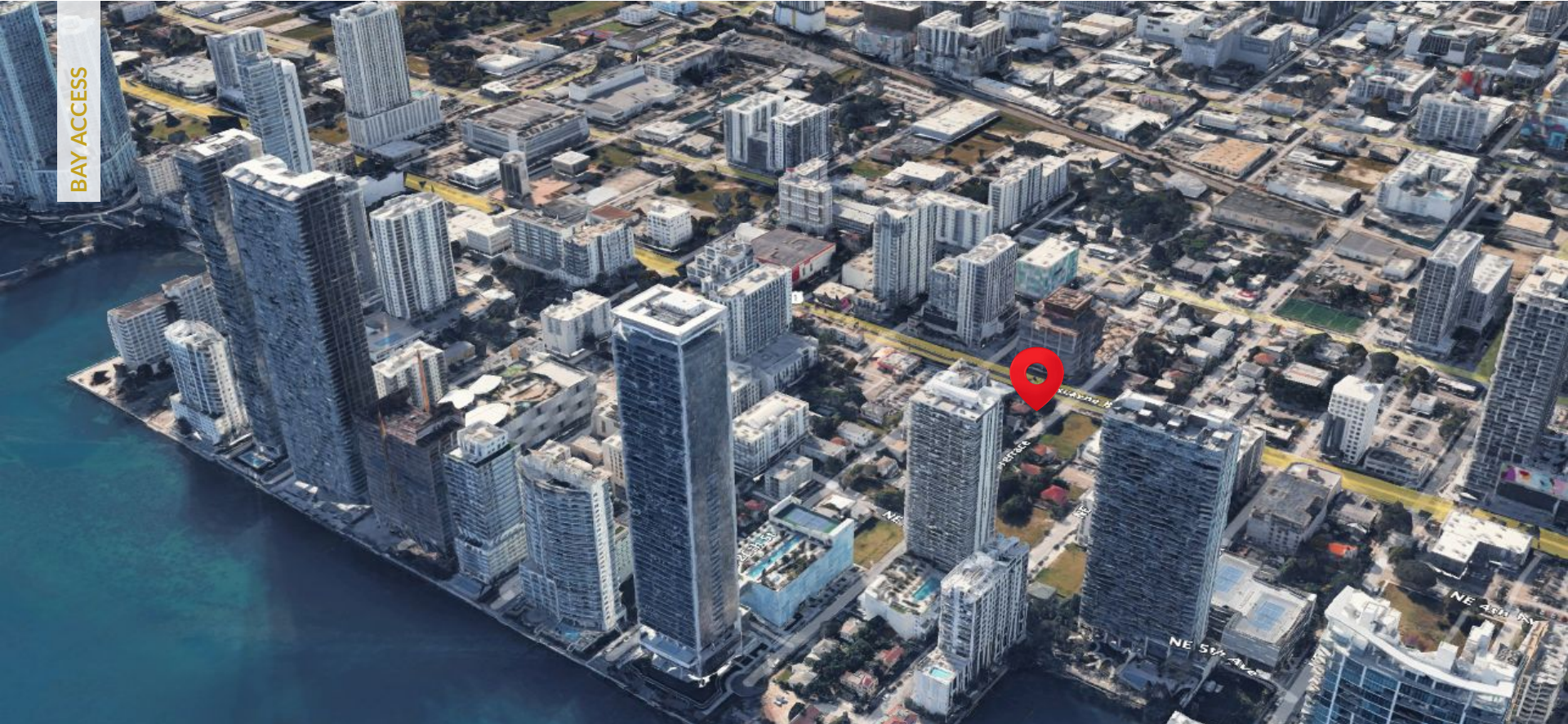
* According to Property Appraiser - Miami-Dade County



AREA MAP



BAY ACCESS

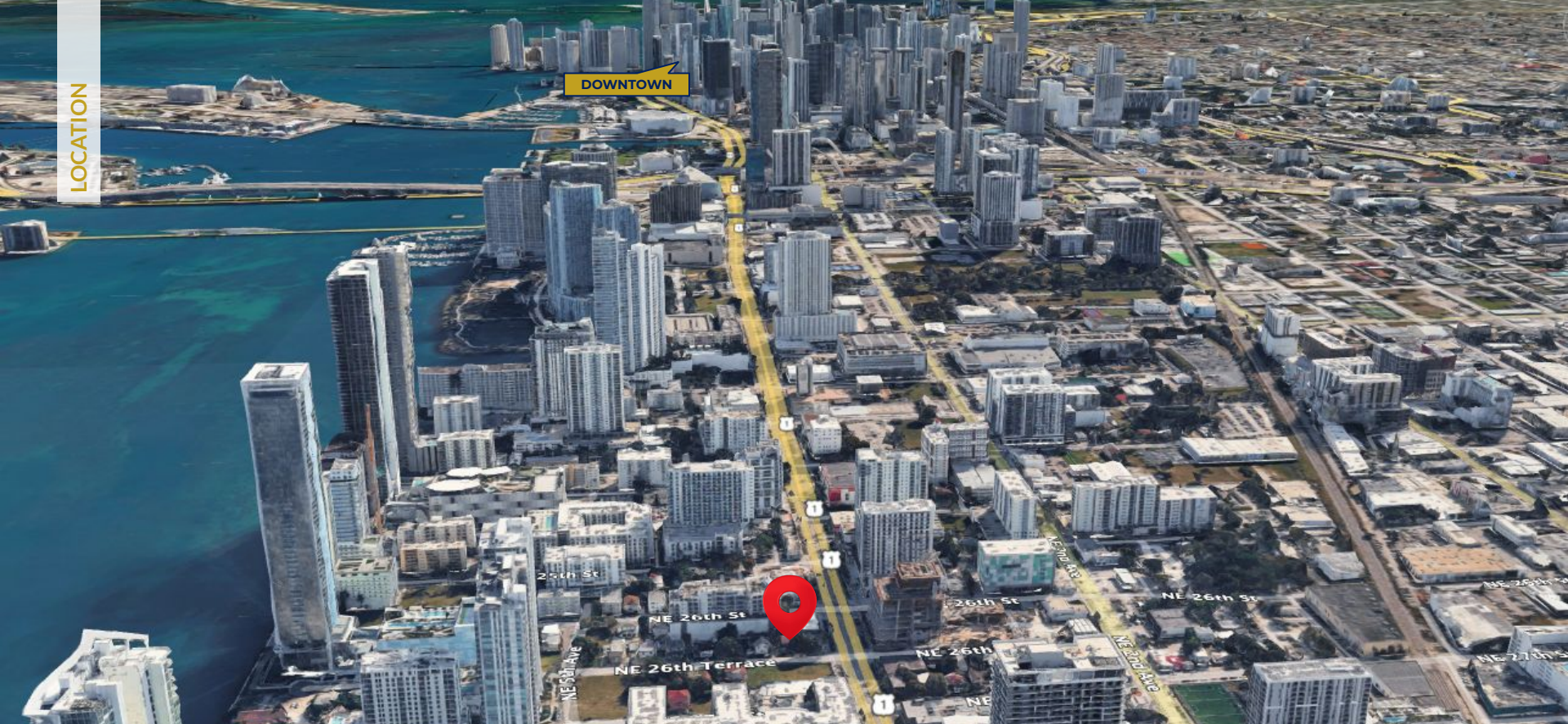


SUBJECT PROPERTY
314 NE 26 TERRACE

NEIGHBORHOOD
EDGEWATER

ASSET TYPE
DUPLEX | SFH | DEV SITE

LOCATION

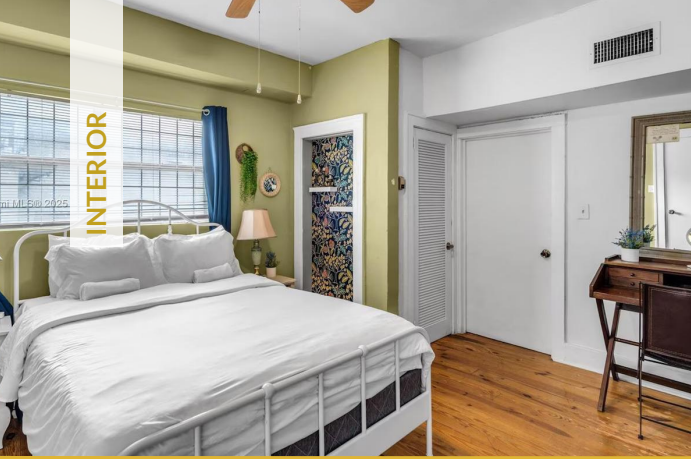


DOWNTOWN

LOCATION







**EDGEWATER PIPELINED
PROJECTS IN DEVELOPMENT**



Forma

Crescent Heights, 2900
Biscayne Boulevard in Miami.

Miami-based Crescent Heights began construction of Nema, a Whole Foods-anchored luxury apartment tower. The 39-story building will have 588 units.



2900 Terrace

32-story multifamily tower rising at 401 NE 29th Street. Developed by Oak Row Equities and LNDMRK Properties.

324 rental units, 15,536 square feet of ground-floor retail space, and parking for up to 504 vehicles within its podium.



Aria Reserve

Developed by The Melo Group, the 62-story, dual-tower project, is set to be the tallest waterfront twin residential development in the U.S..

The South Tower is completed, with the North Tower slated for Q2 2026 delivery.

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JOEL RODRIGUEZ | Principal / Broker

joel@glirealty.com

O. 305.635.3005
C. 786.285.7739

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by the principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

EDGEWATER PIPELINED
PROJECTS IN DEVELOPMENT



Villa Miami

A 56-story, 650-foot waterfront residential tower rising along Biscayne Bay at 710 NE 29th Street.

The tower is rising on a waterfront site overlooking Biscayne Bay and is scheduled for completion in late 2027.



Hamilton on the Bay

Aimco, 34th Street and the Bay

Renovation of 28-story, 271-unit existing bayfront building and the development of an additional 60 story residential tower and 42 story tower.



Metro Edgewater

Grupo Diana and Korner, 430 Northeast 31st Street

Two Bogotá-based developers, Grupo Diana and Korner, are building the 32-story Metro Edgewater with 279 units. They scored a \$55 million construction loan in April from Madison Realty Capital.

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GLOBAL

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Joel Rodriguez
Principal | Broker
Global Investments Realty

joel@glirealty.com
C. 786.285.7739

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