

# Offering Memorandum

512 SW 6th Av. Miami FL 33130

Price \$850,000.00    6,780 SqFt

The lot at **512 SW 6th Ave in Miami's Little Havana/West Brickell area** is a prime development opportunity with some exciting possibilities.

## Zoning & Development Potential

- **Zoning: T4-R (General Urban Zone)** — This allows for **up to 36 residential units per acre**; in the case of this property, T4-R allows 5 to 6 units.
- **Miami 21 Section 3.16** – The lot is eligible for workforce housing bonuses can be up to 11 units, it is within a ¼ mile of a transit corridor (Flagler St.) and ½ mile of a Transit-Oriented Development (TOD) MetroRail.
- **Lot Size:** Approximately **0.16 acres (6,780 sq ft)**.

## Strategic Location

- Walking distance to **Brickell, Downtown Miami, and Little Havana**.
- Easy access to **I-95**, boosting connectivity for residents and businesses.

## Development Ideas

- **Option 1 – Multi-family Residential:** A low-rise building for up to 6 units.
- **Option 2 - Work force-oriented Multifamily** mid-rise apartment building (3 stories max) or townhomes could be maximized to an 11-unit allowance. This use would be permitted by Warrant.
- **Option 3 – Airbnb apartments/rooms or Short-Term Rentals:** Given the proximity to tourist hotspots, this could be a lucrative option. This use would be permitted by Warrant.
- **Option 4 - Live/Work Lofts:** Ideal for creatives or entrepreneurs who want to live and work in the same space. This use would be permitted by Warrant.

*For more information, call me:*

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