



INVESTMENTS REALTY

**MULTI FAMILY**

TRIPLEX OPERATING AS FOURPLEX - LITTLE RIVER SUBMARKET

6326 NW 4th Ave, Miami, FL 33150

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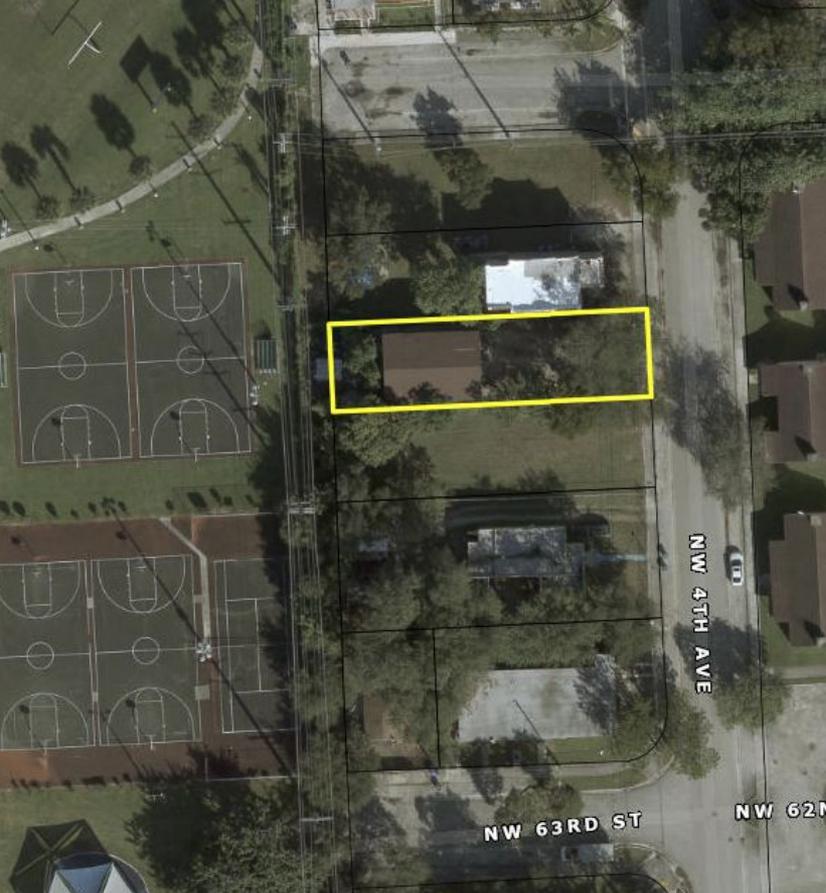
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## INVESTMENT SUMMARY

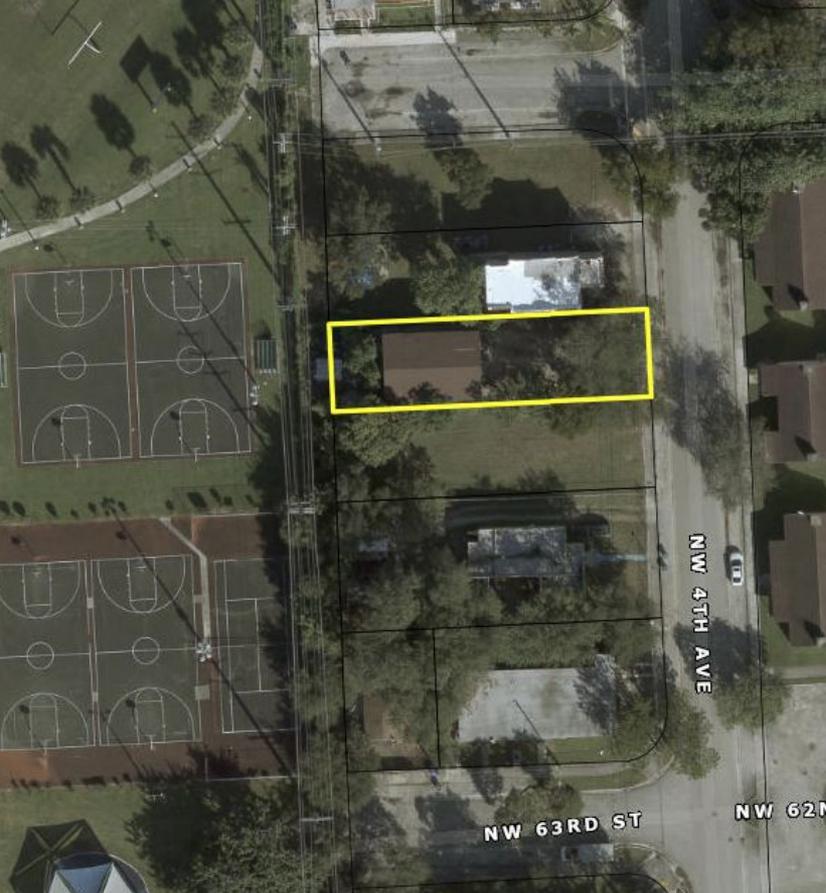
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Folio:	01-3113-036-0091
Existing Building:	1,976 SF*
Lot size:	5,720 SF*
Year Built:	1926
Zoning:	T5-R

**PRICE:** **\$650,000**

\* According to Property Appraiser - Miami-Dade County

\*\* Non-conforming



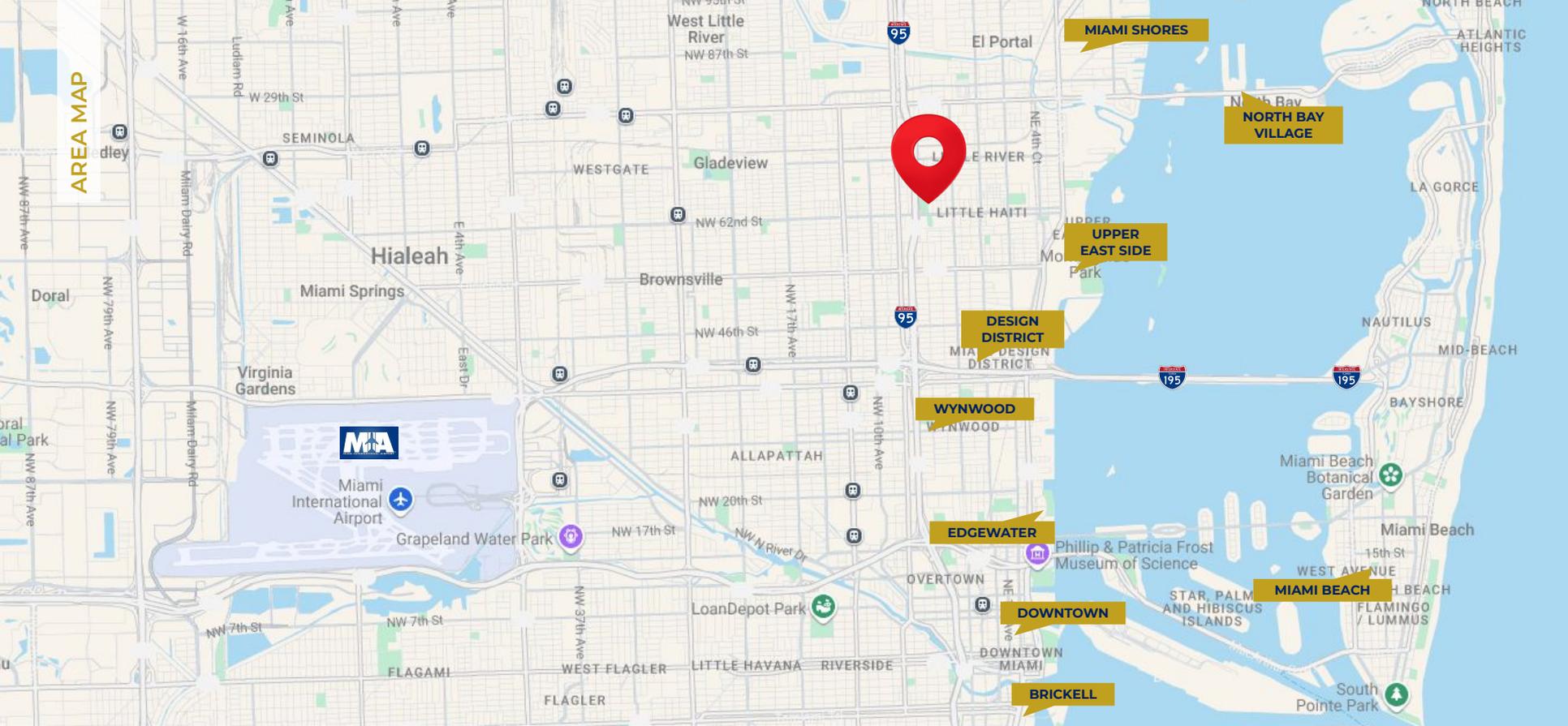
## INVESTMENT SUMMARY

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Units: 3 - operating as 4

Layout: 2 Bd - 1 Ba (x2)  
1 Bd - 1 Ba (x2)

Income: 2x1 - \$1,500/Mo.  
2x1 - vacant (needs slight work)  
1x1 - \$1,200/Mo.  
1x1 - \$1,000/Mo.



AREA MAP

MAP - SOUTH

UPPER EAST  
SIDE

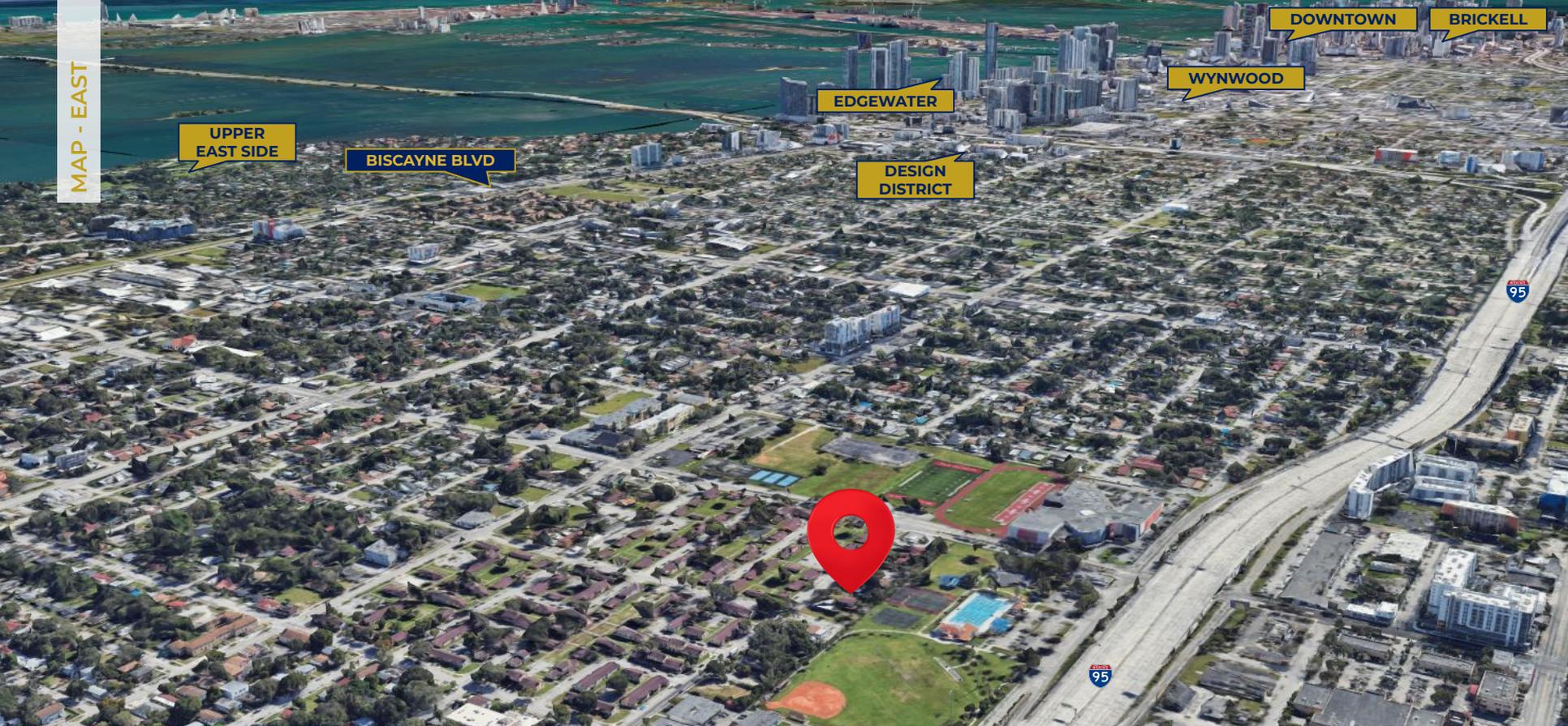
BISCAYNE BLVD

79TH STREET



95

95



MAP - EAST

UPPER EAST SIDE

BISCAYNE BLVD

EDGEWATER

DESIGN DISTRICT

WYNWOOD

DOWNTOWN

BRICKELL

EXTERIOR



INTERIOR



INTERIOR



INTERIOR





## Transformative \$3 Billion, 63-Acre 'Little River District' Led by SG Holdings Approved

The Miami-Dade County Commission has granted final approval for SG Holdings' Little River District, a transformative \$3 billion, mixed-use development that will redefine the urban landscape of Miami's underserved Little River and Little Haiti neighborhoods. Spanning 63 acres, the large-scale project aims to build more than 5,700 affordable and workforce housing units, alongside major big-box retail stores, small businesses, major grocery operator, green public space, and transit infrastructure with the addition of a new train station, marking a historic investment in Miami's future.

Designed by renowned architecture firm Arquitectonica, the mixed-use and mixed-income housing development will also introduce more than 370,000 square feet of retail space, including commitments already secured from major retailers such as Home Depot and BJ's. In addition, the project will feature a major supermarket, gas station, food and beverage options, and other essential retail services for the neighborhood. About 250,000 square feet of publicly accessible green space will span the project, fostering a walkable and sustainable urban pedestrian-friendly environment with improved pedestrian walkways, enhanced landscaping and beautification, bike paths and shuttle service for residents.

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# GLOBAL

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