



## 3128 NW 3RD AVE MIAMI, FL 33127

**\$40,000 PRICE REDUCTION!**

New cap rate of 5.1%! Don't miss the lowest-priced covered land play in coveted Wynwood Norte, this prime investment T-4R property with NRD-2 Zoning Overlay presents an exceptional chance to build up to 16 units as of right, without parking requirements. Also works as a luxury townhomes site. Strategically located near Wynwood, Midtown, Design District and flanked by the I-95 and I-195, it currently consists of two units—a front 4/2, and a rear 1/1 plus detached room. New central AC system. Rented for \$5200, yielding a 5.1% cap rate while you develop plans. The layouts are for illustration purposes, no plans submitted. Seller is motivated!

**PRICE: : \$859,000**

Living Size: 1,485 Sq Ft

Lot Size: 4,760 Sq Ft

1 bed 1 bath	\$ 1,950.00	
4 bed 2 bath	\$ 3,200.00	
Total	\$5,150/m	\$61,800/yr
Expenses		
Insurance	\$4,600/yr	
Taxes	\$8,900/yr	
Tenants Pay all Utilities		



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