

FOR SALE

24 NW 58 St

Miami, FL

\$590,000

Asking Price

6,500 SF/\$90 PSF

Lot Size

T3-O

Zoning

2 Stories

Maximum Height with Bonuses

3 Units / 6 Keys

Maximum Density

6,500 SF

FLR

Multi-Family Development Site

LITTLE RIVER



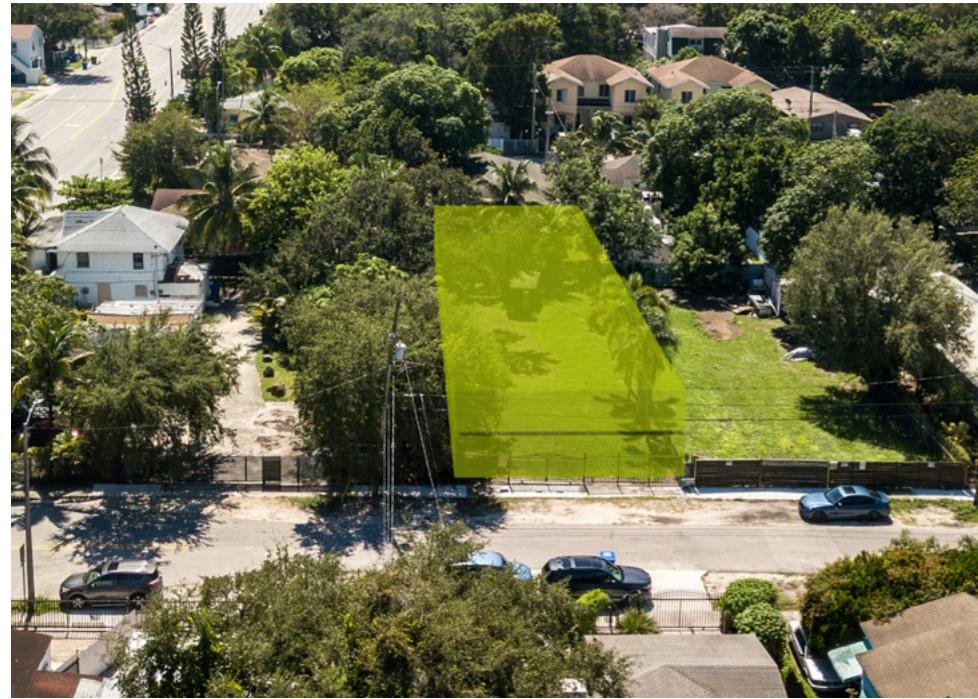
Executive Summary

Metro 1 Commercial QOZB LLC is pleased to exclusively present for sale the property located at 24 NW 58 Street, Miami, FL ("The Property.")

The Property is located at NW 58 Street in the Little Haiti neighborhood, just north of the Design District and directly west of the Magic City Innovation District - Little Haiti. Right off of N Miami Avenue, one of the main arteries in Little Haiti and Little River, the site is only minutes from Wynwood, Midtown, the Biscayne Corridor, and Buena Vista with easy access to I-95 and I-195.

The Property is zoned T3-O, which allows for up to 18 units per acre and up to 2 stories.

Little Haiti is a thriving community undergoing significant residential and retail growth. With nearby neighborhood staples such as the Lemon City Park, Villain Theater, Little Haiti Cultural Complex, Panther Coffee and Clive's Cafe - the area is a cultural destination for tourists and locals alike.



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**AJ Capital's
Little River
Miami**

**Miami
Shores**

**Little Haiti
Soccer Park**

**North Bay
Village**

**Magic City
Innovation District
Little Haiti**

**Little Haiti
Cultural Complex**

Lemon City Park



**Magic City
Innovation District
Little Haiti**

**Little Haiti
Cultural Complex**

**The
Boulevard**

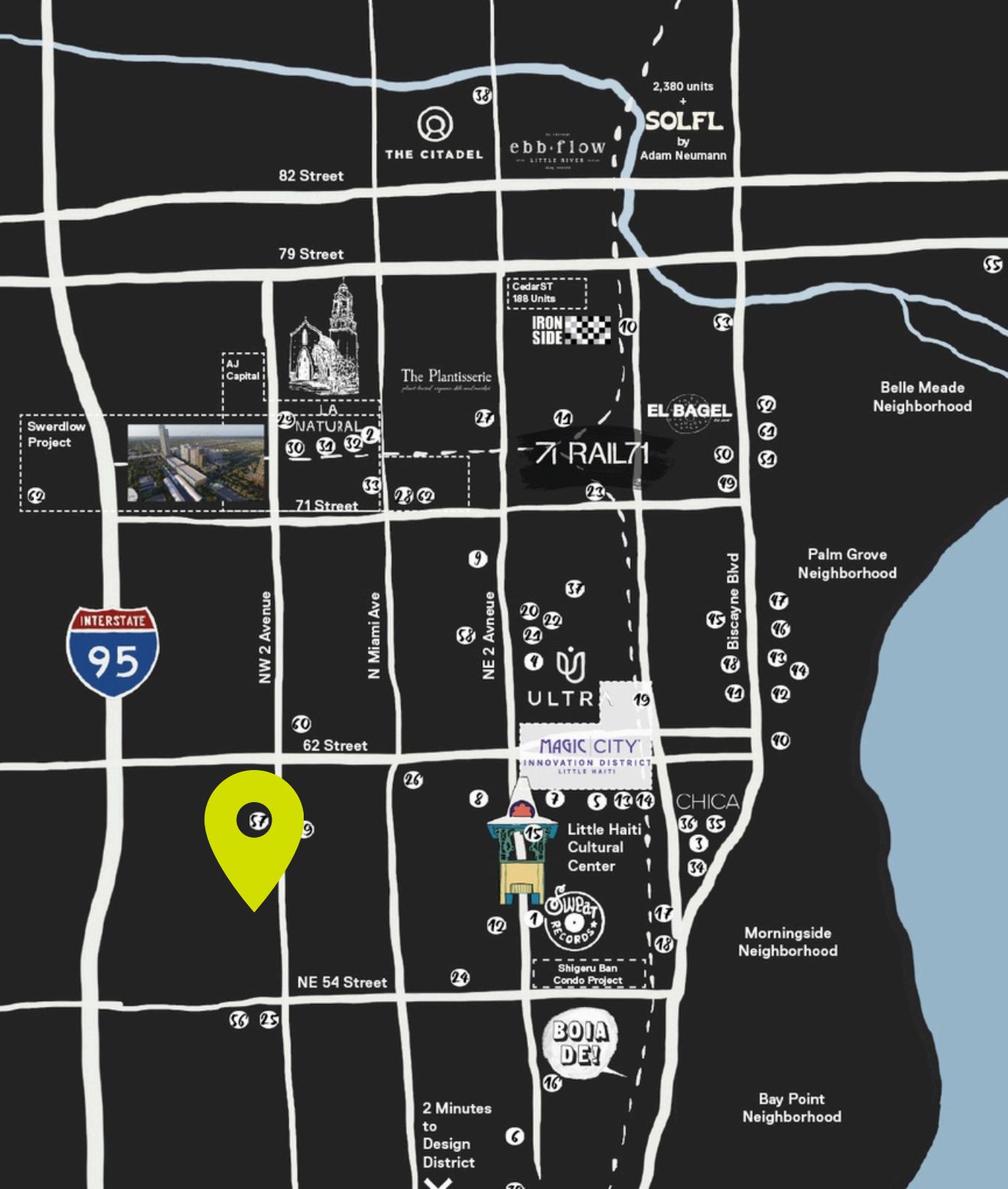
Lemon City Park

Fiorito

**Sweat
Records**

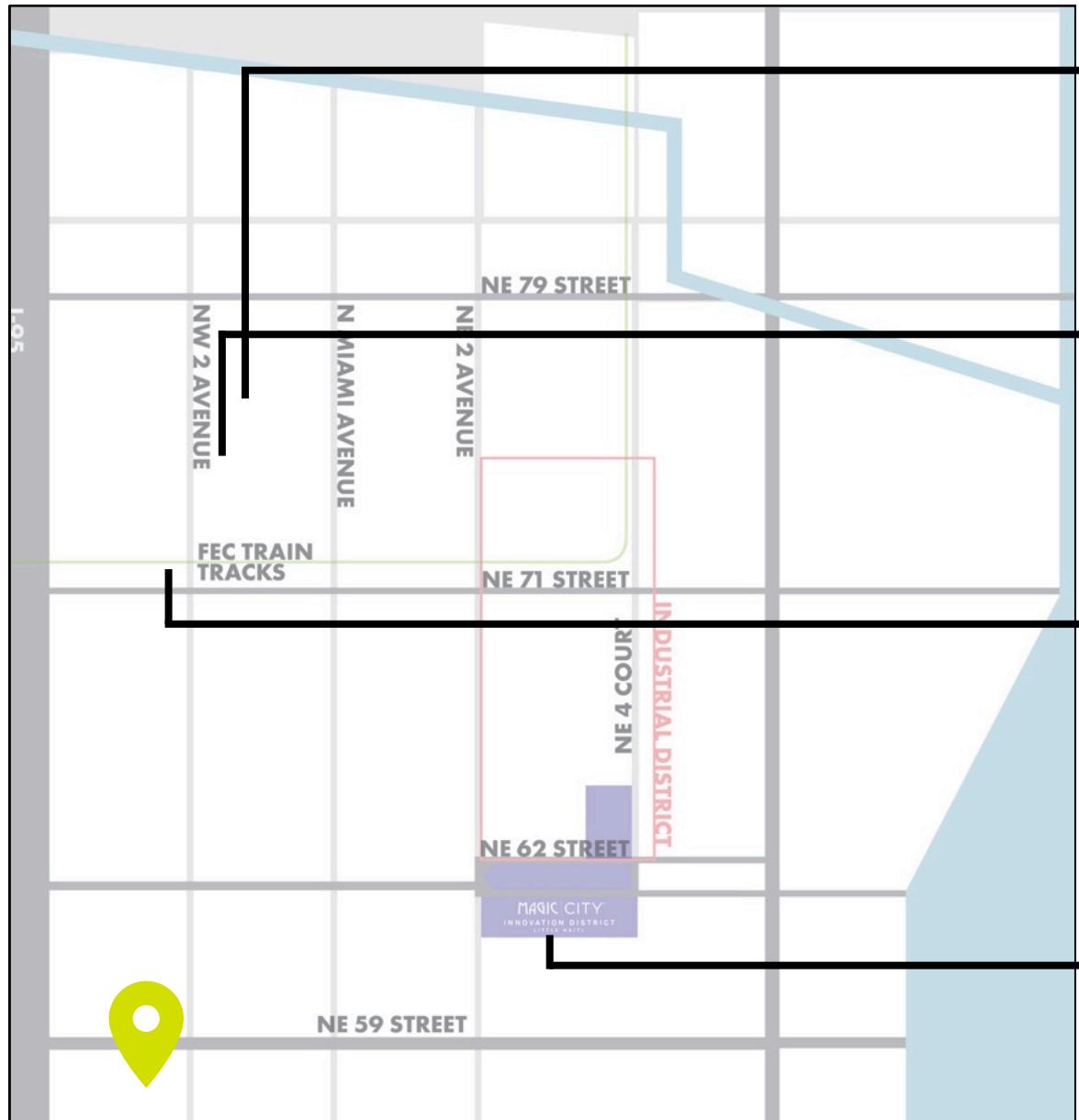
Boia De

**Walrus
Rodeo**



- 1 Fiorito
- 2 Sunny's Steakhouse
- 3 The Boulevard Apartments
- 4 Raw Fit
- 5 Magic 13 Brewing
- 6 El Turco
- 7 Moe Studio
- 8 Laundromat Art Space
- 9 Sanguich
- 10 Ironside
- 11 Kurku Dukkani
- 12 Choublak Garden
- 13 Verde
- 14 Brawlerz Box
- 15 Villain Theater
- 16 Vinonueva
- 17 Piero Atchugarry Gallery
- 18 Sullivan Street Bakery
- 19 La Wagyeria
- 20 Locust Projects
- 21 Betr
- 22 Pan American Projects
- 23 Hagerty Social
- 24 Emporium Brazil
- 25 Chef Creole
- 26 Piman Bouk Bakery
- 27 Cindy Lou's Cookies
- 28 The Workshop
- 29 Ogawa
- 30 Imperial Moto Cafe
- 31 Eliou
- 32 Foodq's
- 33 Whole Hog BBQ
- 34 Consignment Bar
- 35 Flora Plant Kitchen
- 36 Praga Salon
- 37 Artpie
- 38 Plant the Future
- 39 Mandolin
- 40 Europa Cafe
- 41 Starbucks
- 42 Panther Coffee
- 43 Ceviches by Divino
- 44 O'Munaciello
- 45 Uptown 66
- 46 Blue Collar
- 47 Luna Pasta
- 48 Vegan Bites
- 49 Phuc Yea
- 50 Moshi Moshi
- 51 NiDo Cafe
- 52 Ensenada
- 53 Mad Records Café
- 54 Cuckoo Clock
- 55 Half Moon Empanadas
- 56 Shawarma Saj
- 57 Clive's Cafe
- 58 Adelita's Cafe
- 59 Sur
- 60 House of Food Porn
- 61 Caracas Bakery
- 62 Swerdlow + Related | 5,000 Units

Market Drivers - Little River



THE CITADEL

website - thecitadelmiami.com
 30,000 SF Food Hall, Office, & Rooftop
 Fully Leased
 22,000 SF Entercom HQ



IRON SIDE

website - miamiironside.com
 50 spaces housing restaurants, offices, retailers, and services



ebb + flow

website - ebbandflow.miami
 34,000 SF of Restaurant, Retail, & Office
 \$35 - \$40 PSF NNN Rents

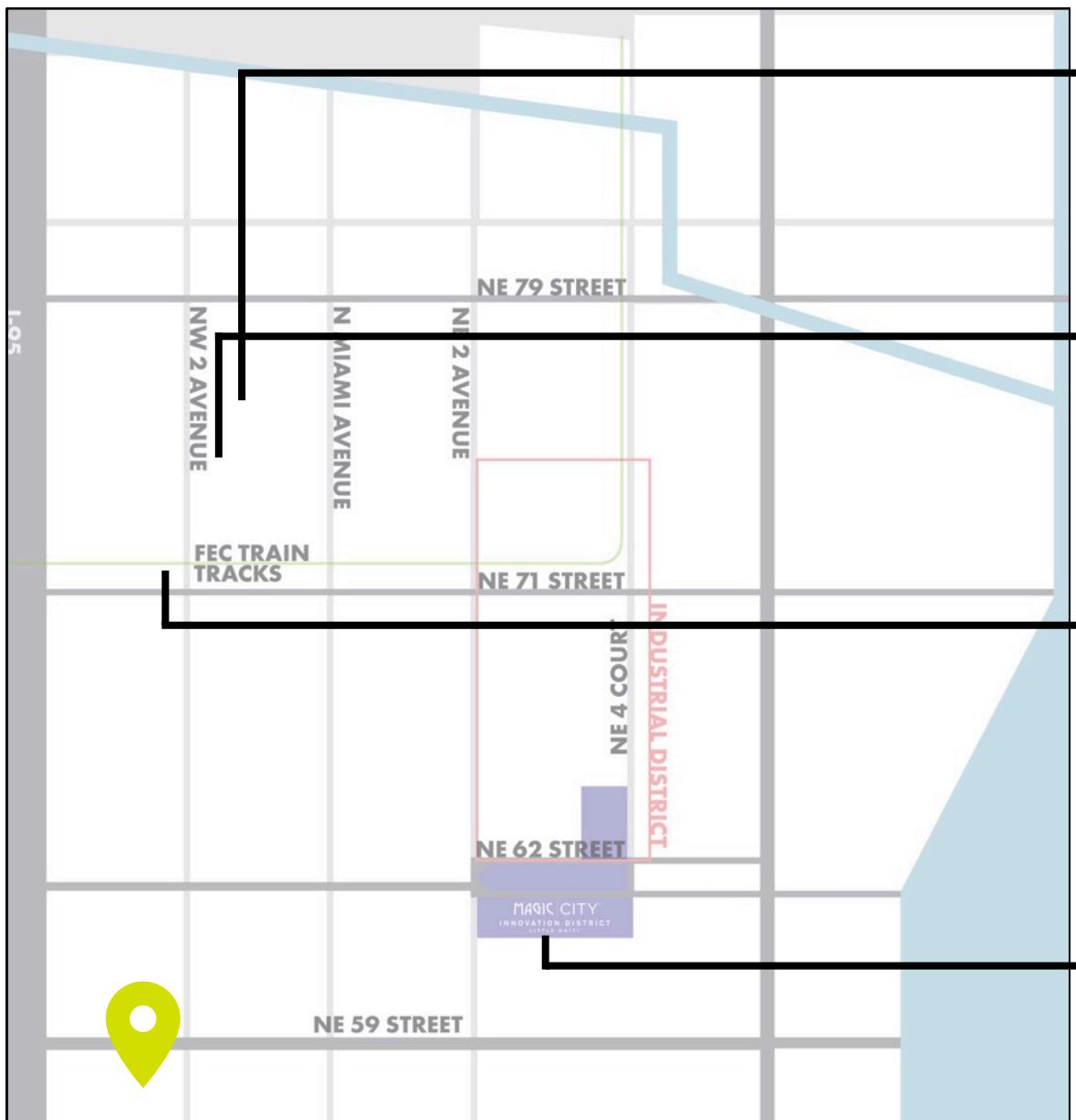


PLANT the FUTURE

website - plantthefuture.com
 20,000 SF Retail Oasis + Upcoming F&B



Market Drivers - Little River



website - imperialmoto.com
Trendy coffee shop in the heart of LittleRiver.Miami



LA NATURAL

instagram - [@lanaturalmiami](https://www.instagram.com/lanaturalmiami)
Trendy pizza spot by creator of Palmar Wynwood and Alter Wynwood



website - imperialmoto.com
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Market Drivers - 320 Unit Biophilic 'House' - 237 N.E. 54 Street

YAKOL Biophilic 'House'

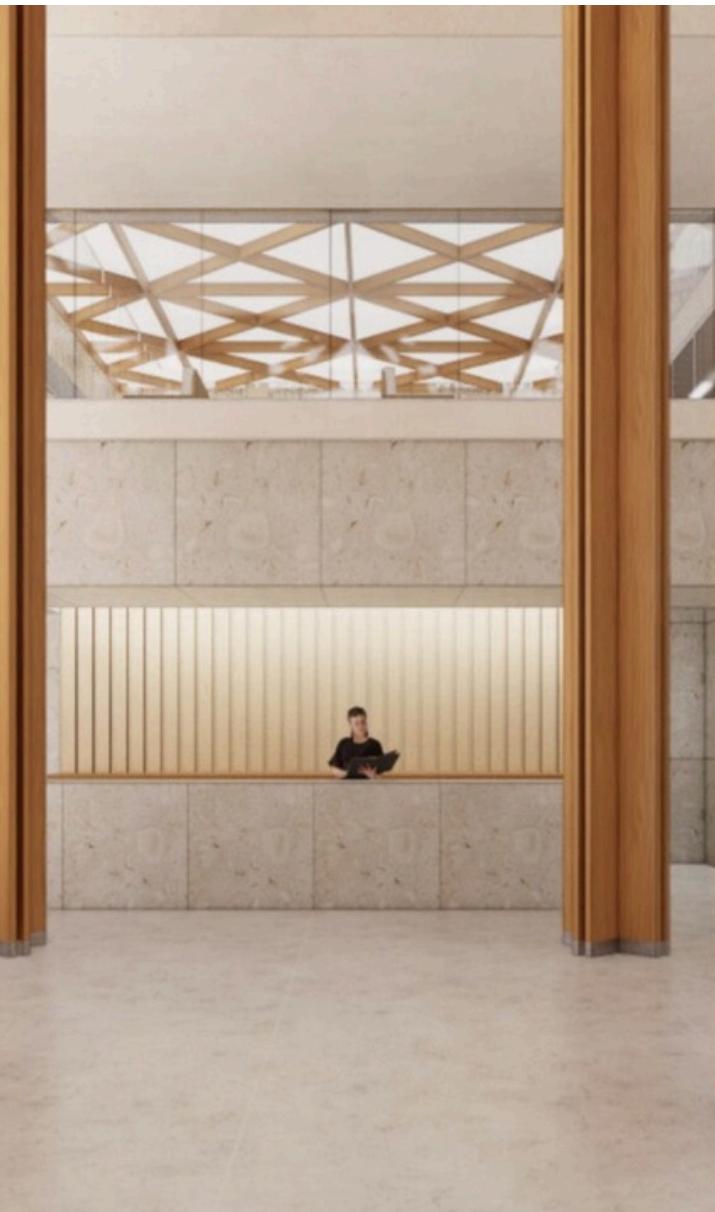
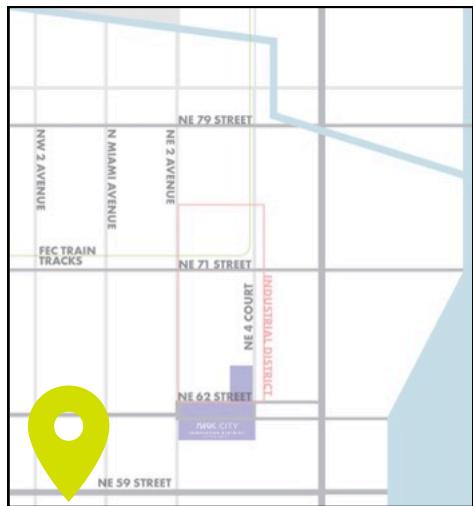
YAKOL Capital, in collaboration with renowned Japanese architect Shigeru Ban, is planning an "attainable" condominium development in Miami-Dade County. The project, called House, will feature 320 residential units priced at approximately \$1,100 per square foot, with entry-level homes starting in the low \$300,000s.

Construction is expected to begin in 2026. The development will offer a potential pathway to U.S. residency for investors through the EB-5 visa program. Designed with a strong focus on sustainability and wellness, House will incorporate biophilic architecture—an approach that fosters a deeper connection between residents and the natural environment.

YAKOL Capital describes the design as one that enhances quality of life by integrating nature into everyday living. An image shared by the developer showcases the lush, nature-forward vision behind the project.

The 1.16-acre development site, located at 237 N.E. 54th Street, Miami, FL 33137, was acquired in 2023 for \$6.57 million by Toussaint Ateliers Residences. According to APEX Capital Realty, the site—currently occupied by a 1965-built low-rise multifamily property—is situated in a Qualified Opportunity Zone and carries a T5-O zoning designation.

House is just one of several projects in YAKOL Capital's growing South Florida portfolio. The developer is also advancing a major mixed-use development spanning 700,000 square feet, which will include residential units and ground-floor retail. That project is being designed in partnership with acclaimed Dutch architecture firm MVRDV.



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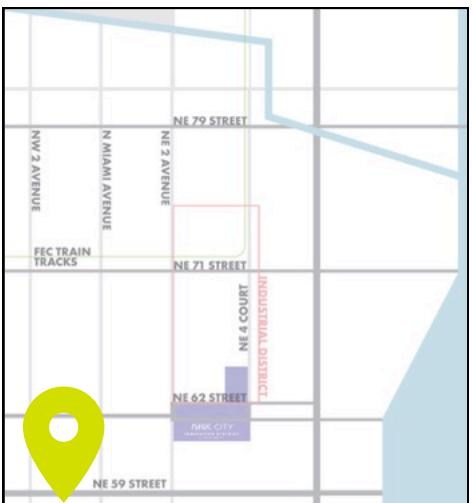
Market Drivers - 320 Unit Biophilic 'House' - 237 N.E. 54 Street



Little River Center

Little River Center is located at 7924 NE 2 Avenue and features 70 live/work units on 59,400 rentable SF plus 45,000 SF of ground level retail and 15,000 SF of second level retail/office.

Located along NE 2 Avenue in Little River, this corridor features some of the coolest retail concepts in the neighborhood including the Citadel Food Hall, Sherwoods Bistro, the Ebb & Flow Retail Complex, and more



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Market Drivers - CEDARst Multifamily Project - 7737 NE 2 Ave

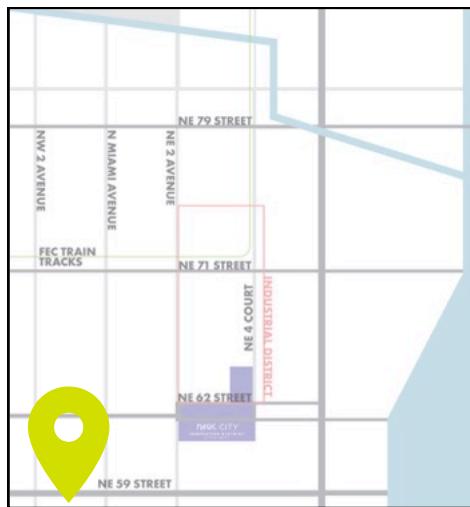


CEDARst

CEDARst acquired the property at 7737 NE 2 Avenue in 2022 which includes 65,520 SF of land. CEDARst paid \$8.05M in 2022.

CEDARst plans to develop a 12-story building containing 191 apartments, 8,009 SF of Retail, and 296 parking spaces.

CEDARst is known for being a trailblazer in micro-unit multifamily developments in the Chicago area, recognizing an unfulfilled need for quality, comfortable living spaces at an affordable price. All CEDARst properties provide a consistent experience that residents appreciate, centered around their thoughtfully designed, hospitality-driven, and community-oriented spaces.



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Market Drivers - The Kavista - Barrington Brothers

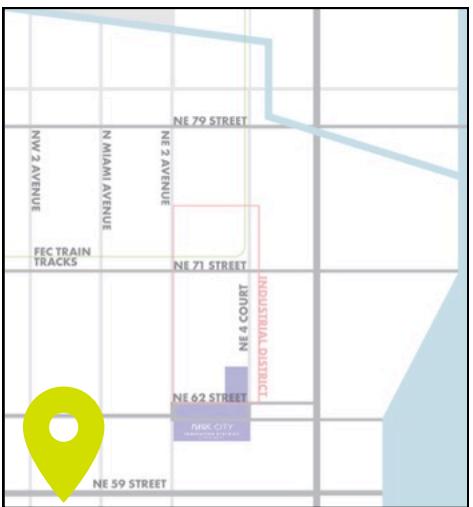
THE KAVISTA

The Kavista

The Kavista is an eight-story, 282-unit project on almost 2 acres at 495 Northeast 83rd Street.

Barrington Brothers scored a \$60 million construction loan for The Kavista multifamily project in El Portal, as the hot apartment market prompts development in traditionally single-family enclaves.

Construction on The Kavista started in April and is expected to be completed by the fall of 2023



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Market Drivers - Magic City Innovation District - Little Haiti



The District Today

The Magic City Innovation District - Little Haiti currently has 175,000 SF of creative office, restaurant, retail and gallery spaces. It also features activations by Heartland (Restaurant), and Space Park, a partnership between Space, Live Nation, and Broken Shaker.



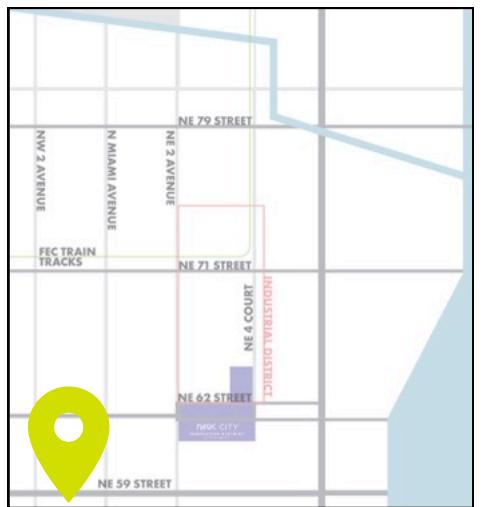
On the Horizon

Three towers are currently in the horizon for the District, and will be developed in the next 2-3 years. First an office tower co-developed with Motorsports.com, for 370,000 SF, where Motorsports.com will house its HQ. Second, a 25-story residential tower with 349 luxury apartments and 13,200 SF of retail space. Finally, Station M, an office tower with 215,000 square foot incubator/accelerator and over 500,000 SF.



Long Term Vision

Over the span of 10-15 years, Magic City Innovation District - Little Haiti will be developed into 2,700 residential units, 2M SF of office space, 500,000 SF of retail space, over 450 hotel units, and incorporate a commuter train station and a grand promenade.



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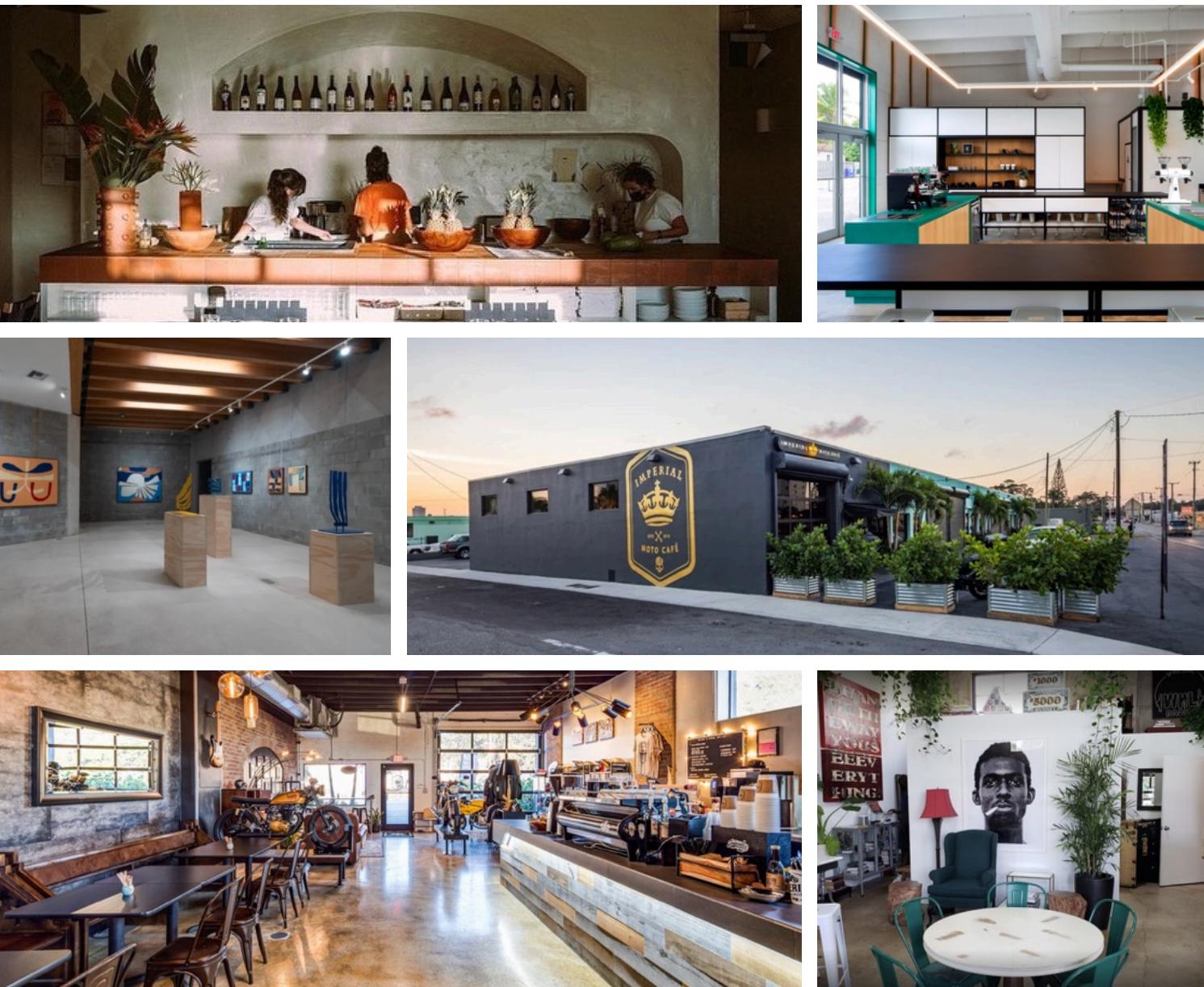
Market Drivers - Little River Miami



The District Today

The LittleRiver.Miami district currently houses over 40 businesses spanning from restaurants to galleries to creative offices. Some of its most recognized businesses include the trendy pizzeria La Natural, national coffee roaster Counter Culture, local coffee shop Imperial Moto Cafe, artist studios Fountainhead Studios, the Center for Subtropical Affairs, and many more.

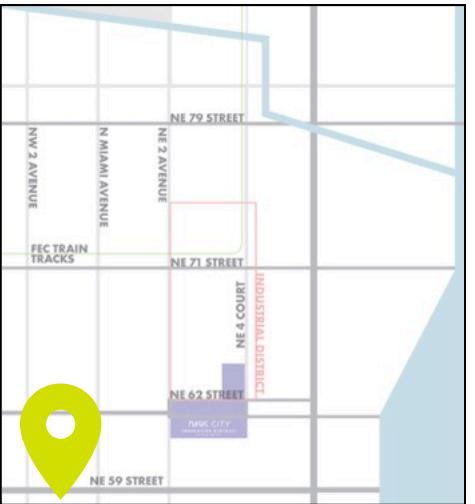
The district is a hub for the creative class, housing many business owners that started the creative movement in Wynwood and the Design District, paving the way for LittleRiver.Miami to undergo a similar transformation



Long Term Vision

Currently, MVW Partners is seeking to rezone the 3.54 acre portfolio that comprises LittleRiver.Miami from its existing 137 units allowed, into 531 units. The maximum height would be 10 stories.

[Read More](#)



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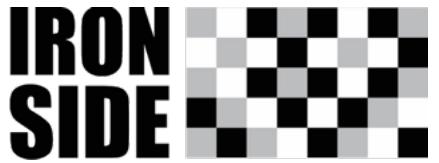
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Market Drivers - Miami Ironside

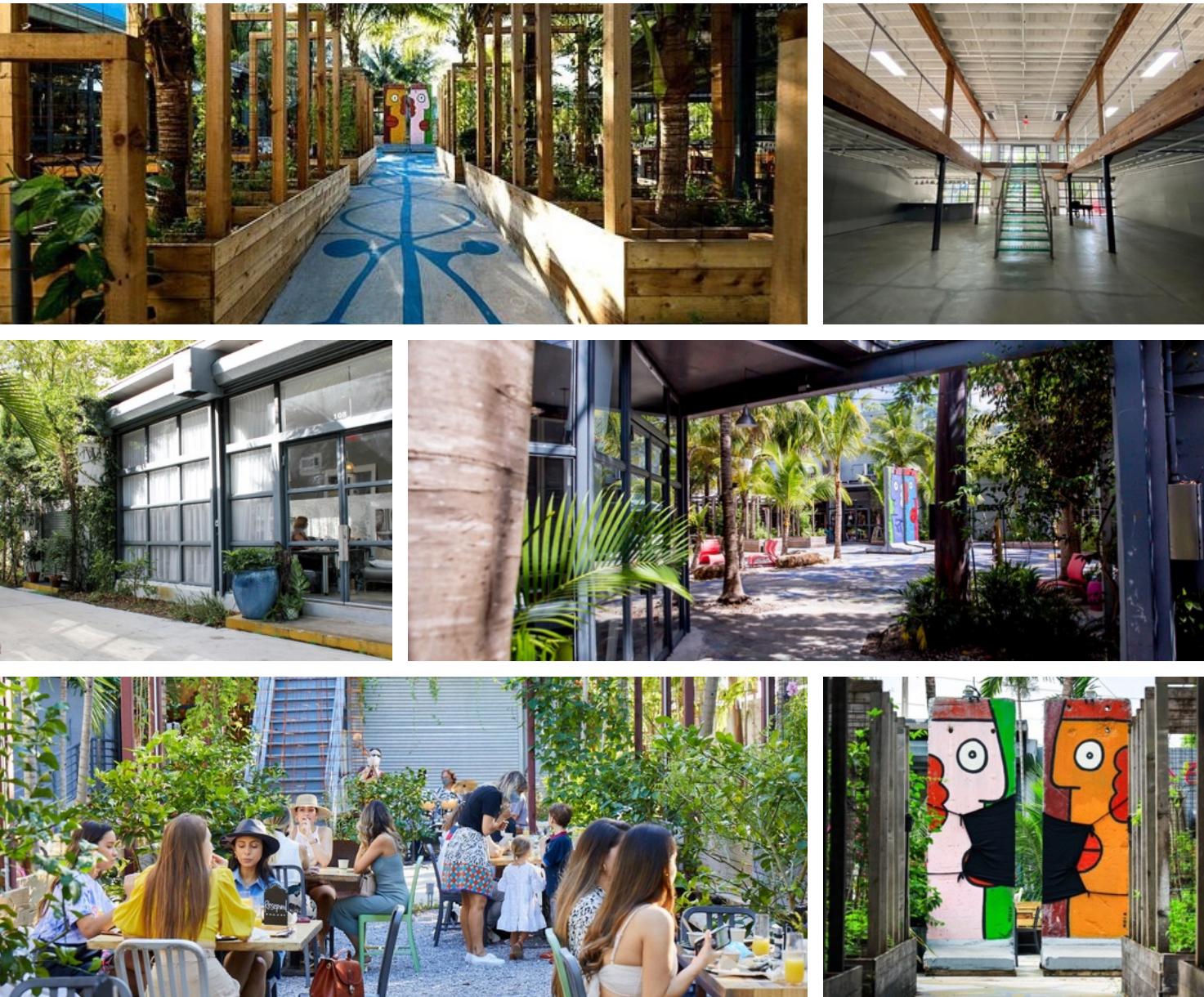
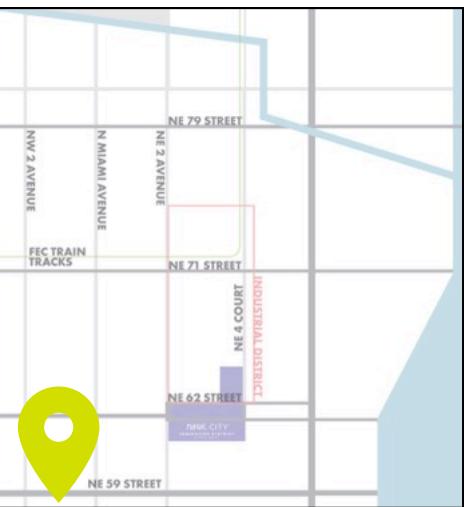
miamiironside.com



The District Today

Situated in Miami's Upper Eastside, Ironside features a vibrant, mixed-use urban center developed by visionary Ofer Mizrahi. With 60+ design showrooms, beauty salons, local shops, art studios, cafes, playrooms, galleries and a wellness center.

The area features Ironside Pizza, one of Miami's best pizza spots, and a long directory of design showrooms, architecture firms, and boutique retailers.



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Market Drivers - Mids Market

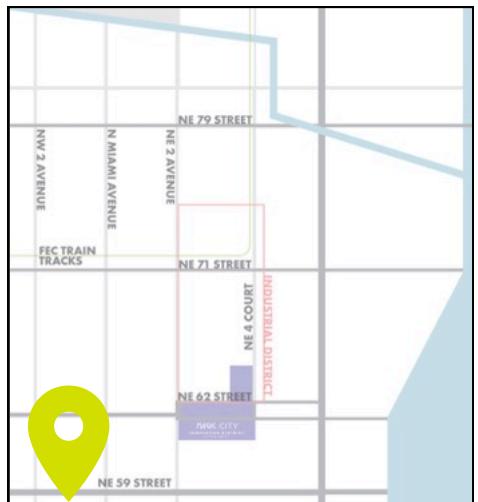
midsmarket.com



The District Today

Mids is more than just a store—it's a vibrant destination where style meets community, offering a curated blend of stylish clothing, vinyl records, and wellness essentials through its apothecary. Built on the belief that fashion should be accessible and fun, Mids invites you to explore and define your own unique style. Whether you're hunting for that perfect vintage jacket, a rare vinyl for your collection, or natural remedies to enhance your well-being, Mids has something for everyone.

What sets Mids apart is our commitment to affordability without compromising on style. We offer trending secondhand fashions at thrift store prices, making cool clothes easy to find for everyone. With an innovative supply chain that taps into thousands of resellers nationwide, we constantly keep our racks full of top-tier secondhand pieces that resonate with today's fashion trends. Our unique ability to source these items ensures our customers always have access to high-quality, sought-after styles at unbeatable prices.



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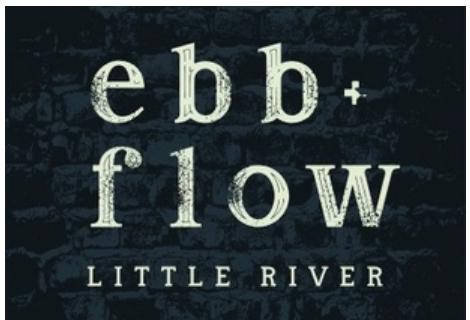
Market Drivers - Neighboring Projects

thecitadelmiami.com

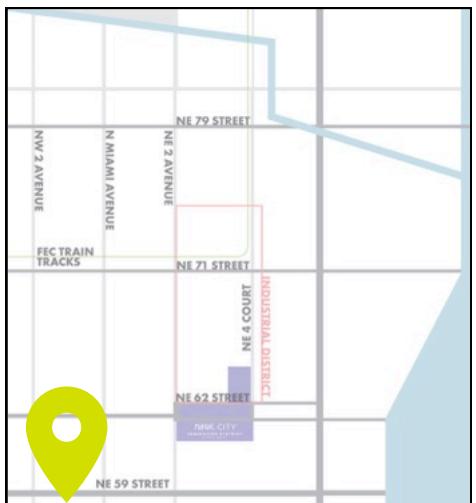


THE CITADEL

The Citadel encompasses a 30K SF Food Hall with a 22K SF second floor office leased by Entercom, one of the nation's largest radio conglomerates, which runs Power 96 in SoFl. The rooftop of the Citadel is a full service bar and event space.



Ebb & Flow features 34,000 SF of restaurant and retail space with trendy spots like La Santa Taqueria, Hachidori Ramen, Tran An Vietnamese Eatery, Lucio's Wine Shop, and more.



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