



745 SW 3RD STREET, MIAMI FL 33130

15,000 Sq. Ft. Multi-Family land within East Little Havana. There is immense potential, either a market rate project of 12 units at any unit configuration or City of Miami double density workforce program which allows for development of 24 apartments; 3 units 30% AMI, 2 units at 50% AMI, and 19 units at 100% AMI (average median income). The location offers accessibility and connectivity to Brickell, Downtown, the Health District, 836 HWY to Miami Beach and with this comes fine dining, chic shops, sidewalk cafes and picturesque parks, all are a brisk walk or drive away for residents who will be immersed in the vibrant culture of the area. Fronting a park, and one block from the A-rated school Ada Merritt K-8 Center makes this idyllic location which will capture the interests of residents for years to come. T4-R Zoning is ideal for this dynamic submarket experiencing economic growth, sub 2% vacancies pushing rental rates higher and demand is ever stronger for mixed- use infill development like this. Phase provides have reviewed and approved for 24: 2 bedroom 1 bath building, concept with 1 parking space per dwelling and flexibility for amenities available. Havana has been home to tycoons, adventurers, artists, writers, and investors have taken notice that this is the heart of the city. The housing demand is very high driving rents up, take advantage of this inflation proof investment and contact us immediately.

FOR PRICE: \$1,500,000

Lot size: 15,000 SF

Zoning: T4-R



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