

DEVELOP 5 UNITS IN MIAMI'S UPPER EAST SIDE

285 NE 55TH Street, Miami, FL

Developers and builders seeking boutique development in Miami, FL, this vacant land site allows up to 5 units. Drawings/preliminary sketches for 5 – 2-story units in a 6 story building w/ dedicated roof top entertainment areas. Build over 14,000 SF on a 4,300 SF lot for expansive units with 9’ ceilings. Development is down the street from Church Hill’s between Buena Vista, Design District, Wynwood, Magic City, Little River & Miami’s Upper East Side. Great opportunity for builders, investors, and developers. Preliminary building sketches available upon e-mail request.

Units are 2-stories each with dedicated roof top terrace entertainments spaces designated to each unit. Units A, B, C & D are 3 beds & 3 baths of 1,660 SF. The PH Unit E is 3 beds & 3 baths plus 2 – ½ baths, game room & bonus/office room structured with lots of living space of 18’.

BUILDING SQUARE FOOTAGE	UNIT SQUARE FOOTAGE
UNIT A-1ST FLOOR H&C - 810 SQ. FT. UNIT B-1ST FLOOR H&C - 810 SQ. FT. <u>1ST FLOOR TOTAL H&C - 1620 SQ. FT.</u> COMMON SPACE-1ST FLOOR - 281 SQ. FT. <u>TOTAL 1ST FLOOR - 1902 SQ. FT.</u>	UNIT A-1ST FLOOR H&C - 810 SQ. FT. UNIT A-2ND FLOOR H&C - 850 SQ. FT. <u>TOTAL UNIT A H&C - 1660 SQ. FT.</u>
UNIT A-2ND FLOOR H&C - 850 SQ. FT. UNIT B-2ND FLOOR H&C - 850 SQ. FT. <u>2ND FLOOR TOTAL H&C - 1700 SQ. FT.</u> COMMON SPACE-2ND FLOOR - 202 SQ. FT. <u>TOTAL 2ND FLOOR - 1902 SQ. FT.</u>	UNIT B-1ST FLOOR H&C - 810 SQ. FT. UNIT B-2ND FLOOR H&C - 850 SQ. FT. <u>TOTAL UNIT B H&C - 1660 SQ. FT.</u>
UNIT C-3RD FLOOR H&C - 810 SQ. FT. UNIT D-3RD FLOOR H&C - 810 SQ. FT. <u>3RD FLOOR TOTAL H&C - 1620 SQ. FT.</u> COMMON SPACE-3RD FLOOR - 281 SQ. FT. <u>TOTAL 3RD FLOOR - 1902 SQ. FT.</u>	UNIT C-1ST FLOOR H&C - 810 SQ. FT. UNIT C-2ND FLOOR H&C - 850 SQ. FT. <u>TOTAL UNIT C H&C - 1660 SQ. FT.</u>
UNIT C-4TH FLOOR H&C - 850 SQ. FT. UNIT D-4TH FLOOR H&C - 850 SQ. FT. <u>4TH FLOOR TOTAL H&C - 1700 SQ. FT.</u> COMMON SPACE-4TH FLOOR - 202 SQ. FT. <u>TOTAL 4TH FLOOR - 1902 SQ. FT.</u>	UNIT D-1ST FLOOR H&C - 810 SQ. FT. UNIT D-2ND FLOOR H&C - 850 SQ. FT. <u>TOTAL UNIT D H&C - 1660 SQ. FT.</u>
UNIT E-5TH FLOOR H&C - 1645 SQ. FT. COMMON SPACE-5TH FLOOR - 257 SQ. FT. <u>TOTAL 5TH FLOOR - 1902 SQ. FT.</u>	UNIT E-1ST FLOOR H&C - 1645 SQ. FT. UNIT E-2ND FLOOR H&C - 1082 SQ. FT. <u>TOTAL UNIT E H&C - 2727 SQ. FT.</u>
UNIT E-6TH FLOOR H&C - 1082 SQ. FT. COMMON SPACE-6TH FLOOR - 202 SQ. FT. <u>TOTAL 6TH FLOOR - 1284 SQ. FT.</u>	
UNIT A-ROOF PLAN - 250 SQ. FT. UNIT B-ROOF PLAN - 225 SQ. FT. UNIT C-ROOF PLAN - 250 SQ. FT. UNIT D-ROOF PLAN - 225 SQ. FT. UNIT E-ROOF PLAN - 670 SQ. FT. COMMON SPACE-ROOF PLAN - 326 SQ. FT. <u>TOTAL ROOF PLAN - 1902 SQ. FT.</u>	
TOTAL 1ST-6TH FLOOR H&C - 10794 SQ. FT. TOTAL COMMON SPACE-1-6TH FLOOR - 1425 SQ. FT. TOTAL ROOF PLAN - 1902 SQ. FT. <u>TOTAL BUILDING SQ. FT. - 14121 SQ. FT.</u>	