



**895 NW 45 AVE,
MIAMI, FL 33126**
**SHOVEL-READY 19 UNIT APARTMENT
PROJECT IN FLAGAMI**

A very uniquely designed “shovel-ready” land development opportunity in Flagami to build a 19-unit multifamily building is now available. This site includes 19 market rate units with parking provided. The 1 bedrooms range from 550-650 SF. An alternative strategy, would be to push for the lodging use approval, one can get licensure to operate this for short-term rental. Plans are fully permitted - impact and permit fees are paid, plans stamped and approved for developers to begin on day 1. It is centric to the City of Miami with so many great amenities accessible; to the NE is the Inter Miami CF stadium, 58-acre public park, and entertainment district at Miami Freedom Park scheduled to open in May 2025. This is a year-round destination spot. The recreational project will be the largest new park in Miami, soccer and youth athletic fields for the community, a full range of entertainment and commercial offerings including office space, hotel, shops, restaurants and additional experiences and attractions for residents just minutes NE of the site. Further, its located near the bustling Miami Intl Airport, Wynwood, Design District, Downtown, Brickell and several other employment centers, residents will be motivated to live in this centric and thriving neighborhood that is gaining traction in the vibrant and culturally diverse city that is undergoing a massive transformation. Investing in this area presents an extraordinary opportunity to capitalize on the remarkable surge of growth and development sweeping through the region. Reach out to us now to explore this remarkable property further and unlock the potential it holds for you.

PRICE: \$2,000,000

Building Size: 12,988 SF

Land Size: 13,125 SF

Zoning: T5-R

Income/Expenses

Disregard unit types here	Proforma		
Unit 1 - 1/1	\$2,100	R.E. Tax	\$65,600
Unit 2 - 1/1	\$2,100	Accounting	\$1,775
Unit 3 - 1/1	\$2,100	Fire	\$150
Unit 4 - 1/1	\$2,100	Insurance	\$41,000
Unit 5 - 1/1	\$2,100	Water and Sewer	\$7,448
Unit 6 - 1/1	\$2,100	Landscaping	\$1,000
Unit 7 - 1/1	\$2,100	Waste Collection	\$17,732
Unit 8 - 1/1	\$2,100	FPL	\$1,500
Unit 9 - 1/1	\$2,100	Internet	\$600
Unit 10 - 1/1	\$2,100	Maintenance & Repairs	\$9,500
Unit 11 - 1/1	\$2,100	Total Expense	\$146,305
Unit 12 - 1/1	\$2,100	Expense Ratio	30.6%
Unit 13 - 1/1	\$2,100	NOI	\$332,495
Unit 14 - 1/1	\$2,100		
Unit 15 - 1/1	\$2,100		
Unit 16 - 1/1	\$2,100		
Unit 17 - 1/1	\$2,100		
Unit 18 - 1/1	\$2,100		
Unit 19 - 1/1	\$2,100		
GrossIncome	\$478,800		

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