



INVESTMENTS REALTY

**DEVELOPMENT SITE**

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**2 Properties East US 1 - Edgewater Submarket**

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**702-708 NE 26th St, Miami, FL 33137**

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# ASSET BREAKDOWN

Global Investments Realty is pleased to present an opportunity to acquire a land assemblage next to Biscayne Bay in one of Miami’s growing upscale markets, Edgewater.

- Located in a prime Edgewater area, next to Biscayne Bay, offering a unique opportunity to redevelop this property.
- Two vacant lots with an area of 10,000 SF.
- Properties may also be acquired as part of a larger assemblage totaling approximately 30,000 SF, offering expanded development potential.
- Convenient zoned T6-36a-L, by right, up to 34 units or 68 condo hotel units can be built, and up to 120,000 SF, plus an additional 40% more with Public Benefit.
- Properties are surrounded by several luxury buildings, totaling over 6,000 units.
- Just one building from the bay and next to Biscayne Boulevard, and just few minutes from Midtown, Wynwood, Design District, A&E District, Downtown and Brickell, these properties are at the center of the best that Miami has to offer.

MULTIFAMILY / DEVELOPMENT SITE	JOEL RODRIGUEZ   Principal / Broker	joel@glirealty.com	O. 305.635.3005 C. 786.285.7739
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by the principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



## INVESTMENT SUMMARY

**Folios:** 01-3230-021-0250  
01-3230-021-0240

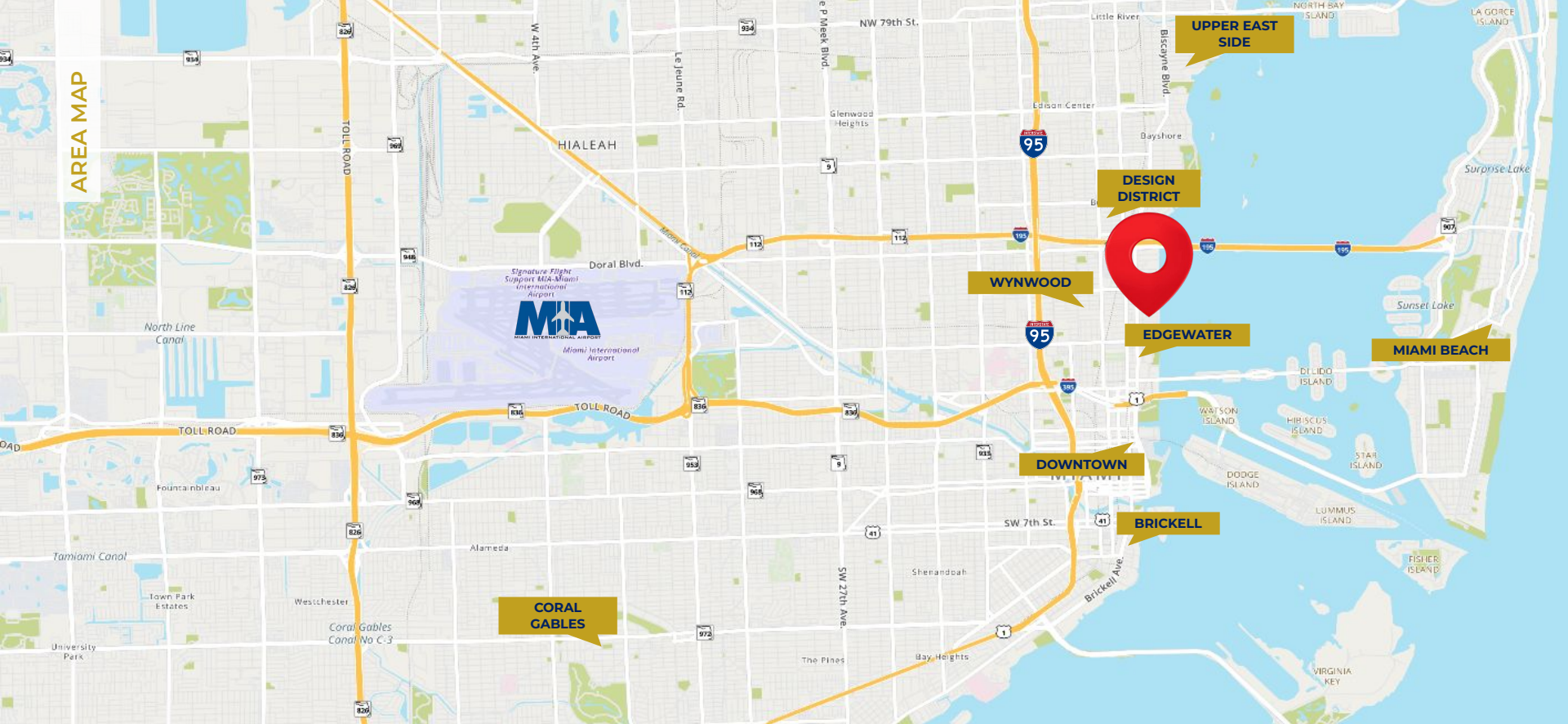
**Lot size:** 10,000 SF\*

**Zoning:** T6-36a-L

**PRICE:** \$5,900,000

\* According to Property Appraiser - Miami-Dade County

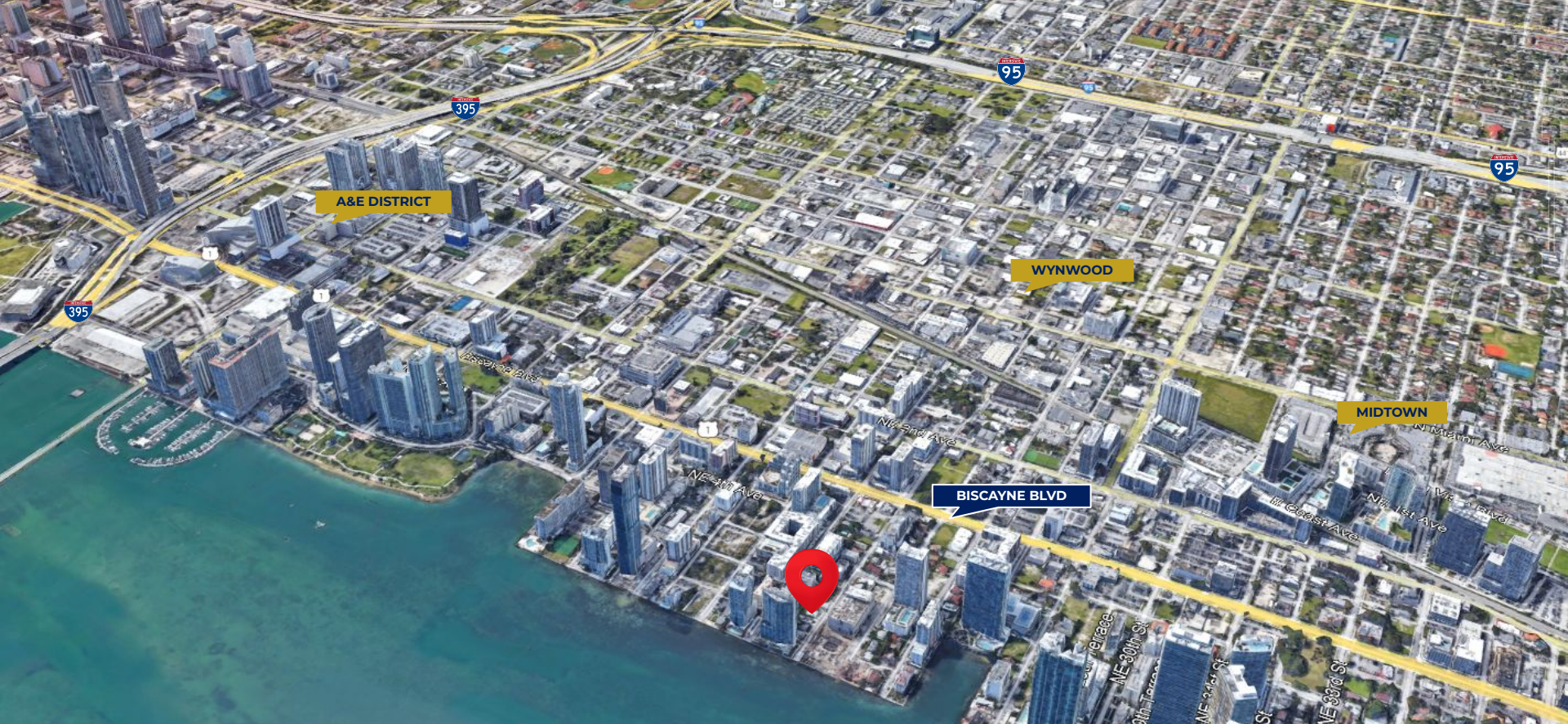






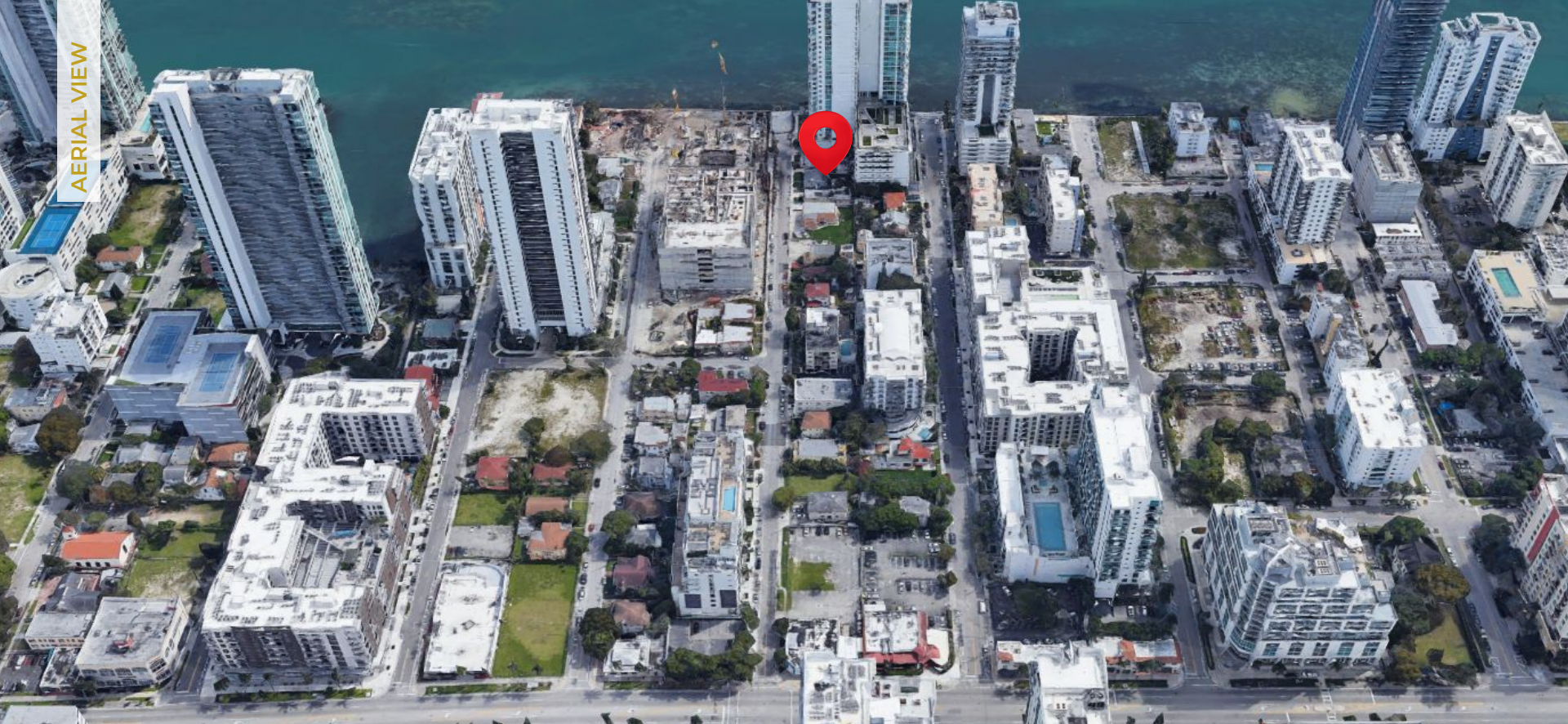








AERIAL VIEW



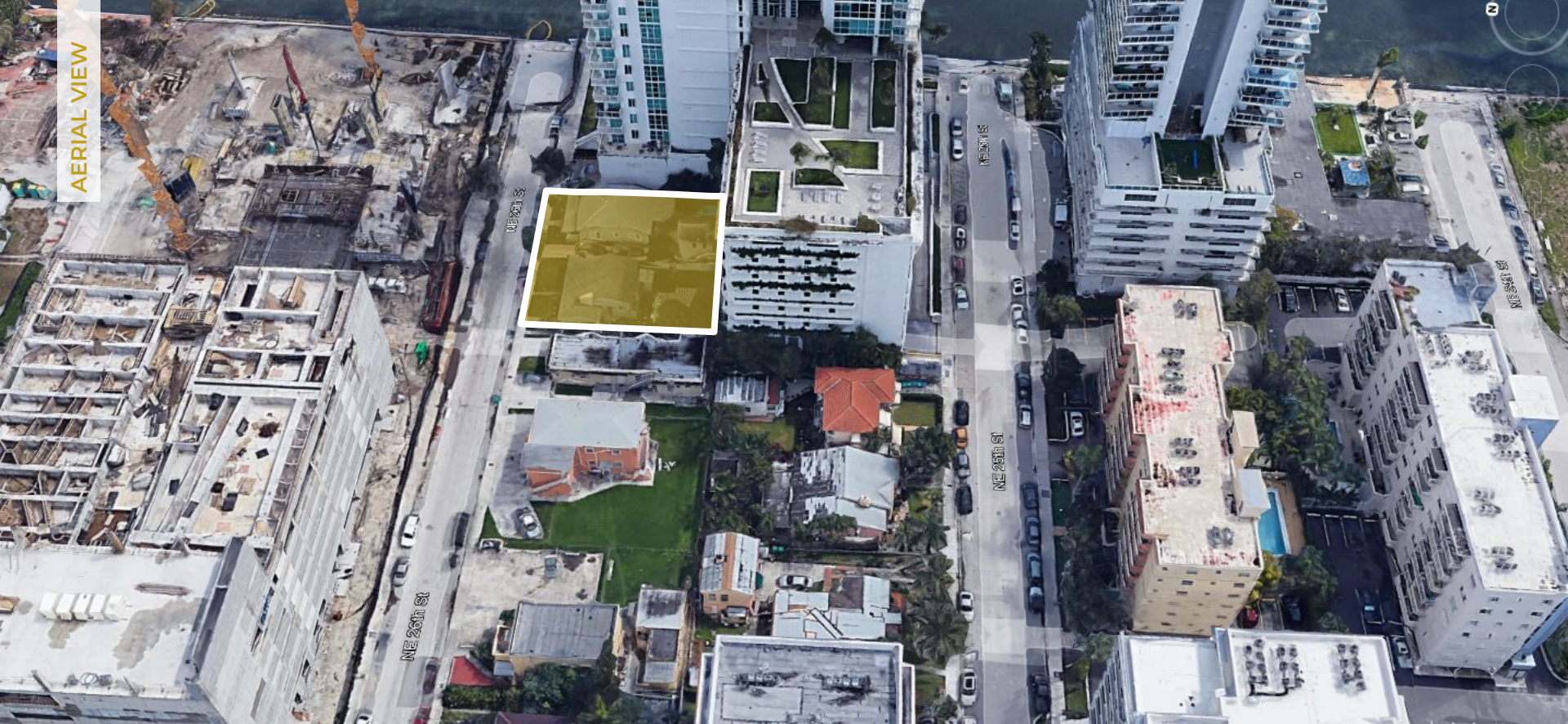


AERIAL VIEW





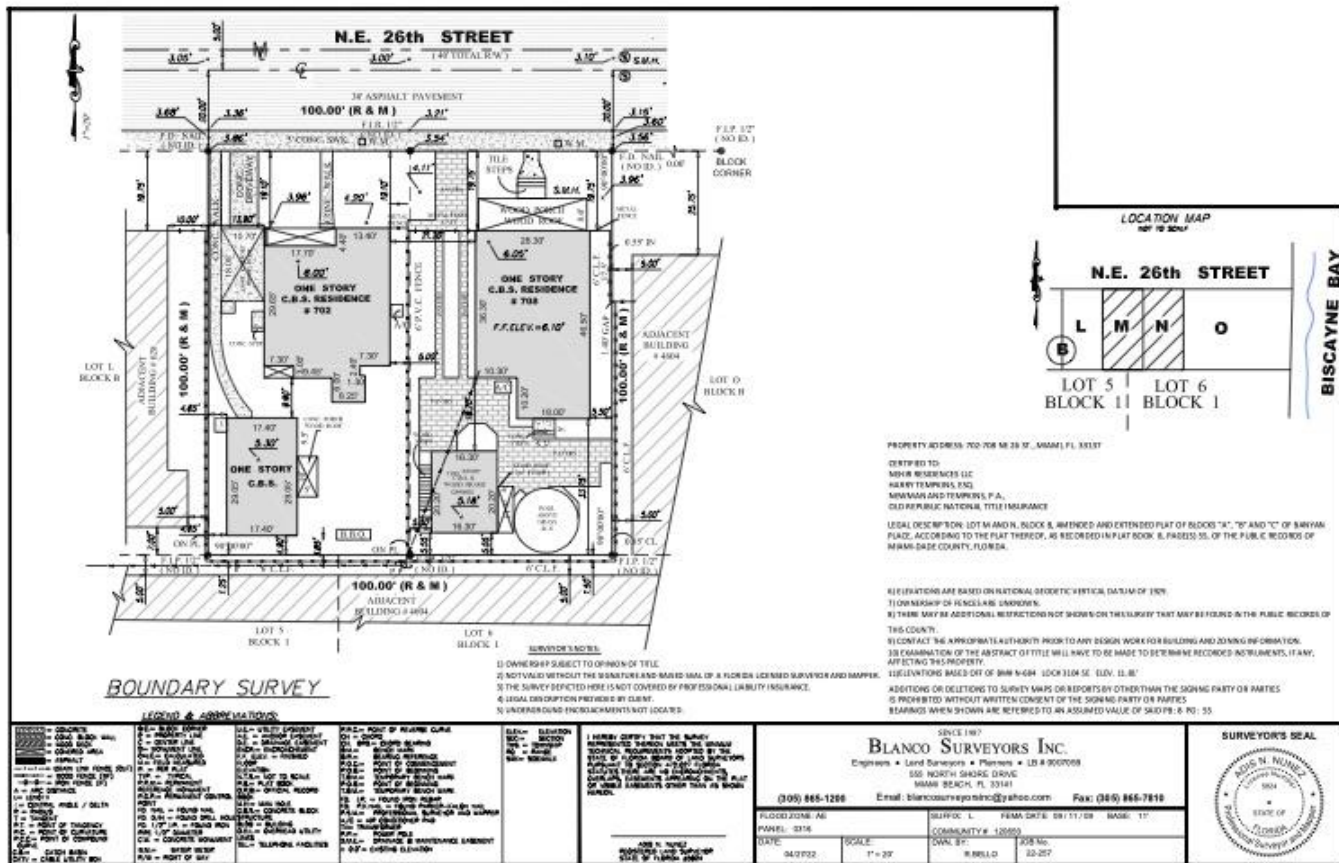
AERIAL VIEW



**SUBJECT PROPERTY**  
**702-708 NE 26 ST**

## NEIGHBORHOOD EDGEWATER

**ASSET TYPE**  
MULTIFAMILY/DEV SITE





ZONING INFORMATION			
702 - 708 N.E. 26TH STREET, FLORIDA 33137			
LEGAL DESCRIPTION: LOT M AND N, BLOCK B, AMENDED AND EXTENDED PLAT OF BLOCKS 'A', 'B' AND 'C' OF BANYAN PLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE(S) 55, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.			
PROPERTY ADDRESS: 702 N.E. 26TH ST., MIAMI, FLORIDA, 33137 708 N.E. 26TH ST., MIAMI, FLORIDA, 33137 FOLIO NO. 01-3230-021-0240 FOLIO NO. 01-3230-021-0250			
	REQUIRED/ ALLOWED	PROVIDED	REMARKS
ZONING DISTRICT	T6-36A-L	N/A	As per Miami 21 Zoning Code
LOT AREA SUMMARY			
TOTAL NET LOT AREA (ACRES)	0.218 ACRES		
TOTAL NET LOT AREA (SF)	9,500 SF		
TOTAL GROSS LOT AREA (ACRES)	0.229 ACRES		
TOTAL GROSS LOT AREA (SF)	10,000 SF		
LOT OCCUPATION			
LOT AREA	5,000 SF MIN. 100 FT. MIN.	10,000 SF / 0.229 AC. 100'-0"	
LOT WIDTH			
LOT COVERAGE - LODGING 1-8 STORIES	90% MAX. (AS PER FLEXIBLE LOT COVERAGE PROGRAM) (SEE CALCULATIONS AND GRAPHICS ON SHEETS G004, G009, A108 & A116)	9,500 x 0.9 = 8,550 SF MAX. 8,550 SF. (90%)	
ABOVE 8TH STORY	18,000 SF MAX. FLOORPLATE	18,000 SF MAX.	
FLOOR LOT RATIO (FLR)	12 / 40% ADDTL. 10,000 x 12 = 120,000 SF BY RIGHT	120,000 SF.	
PUBLIC BENEFIT	120,000 SF x 40% = 48,000 SF THRU PUBLIC BENEFIT UP TO A TOTAL OF: 168,000 SF	17,540 SF. 137,540 SF	
FRONTAGE AT FRONT SETBACK	70% MIN. N.E. 26TH STREET: 70'-0" MIN.	100'-0"	
OPEN SPACE	10% LOT AREA MIN. 9,500 SF x 10% = 950 SF. MIN. 10% ADDITIONAL BY WAIVER (9.0%) 9,500 SF x 9.0% = 855 SF. MIN.	855 SF (9.0%)	
DENSITY (LODGING)	150 DU/AC MAX. Lodging Units shall be considered as equivalent to one-half (0.50) of a Dwelling Unit.	150 x 0.229 AC = 34.35 DU MAX. 34.35 DU / 0.5 = 68.7 LODGING UNITS	68 LODGING UNITS

BUILDING SETBACK		BELOW 8TH STORY	ABOVE 8TH STORY
PRINCIPAL FRONT	10 FT. MIN. // 20 FT. MIN. ABOVE 8TH STORY (N.E. 26TH ST.) REDUCTION TO 9 FT. BELOW 8TH STORY, AND 0 FT. ABOVE 8TH STORY BY WAIVER	9'-0" SETBACK (PEDESTAL)	8'-9" SETBACK
SIDE - EAST	0 FT. MIN. // 30 FT. MIN. ABOVE 8TH STORY REDUCTION TO 20 FT. ABOVE 8TH STORY BY WAIVER	0'-0" SETBACK (PEDESTAL)	20'-0" SETBACK
SIDE - WEST	0 FT. MIN. // 30 FT. MIN. ABOVE 8TH STORY REDUCTION TO 20 FT. ABOVE 8TH STORY BY WAIVER	0'-0" SETBACK (PEDESTAL)	20'-0" SETBACK
REAR	0 FT. MIN. // 30 FT. MIN. ABOVE 8TH STORY REDUCTION TO 20 FT. ABOVE 8TH STORY BY WAIVER	0'-0" (GROUND THRU 7TH FLOOR)	20'-0" SETBACK
BUILDING HEIGHT			
MIN. HEIGHT	2 STORIES		
MAX. HEIGHT	36 STORIES		
MAX. BENEFIT HEIGHT	24 STORIES ABUTTING ALL TRANSECT ZONES (EXCEPT T3)	32 STORIES	
BUILDING LENGTH			
MAX. BUILDING LENGTH	180'-0" ABOVE 8TH STORY	80'-0"	
PARKING REQUIREMENTS			
LODGING PARKING	MINIMUM OF 1 PARKING SPACE FOR EVERY 2 LODGING UNITS MINIMUM OF 1 ADDTL VISITOR PARKING SPACE FOR EVERY 10 LODGING UNITS	68/2 x 1 = 34 SPACES 68/10 = 6.8 SPACES	
TOTAL PARKING		41	57 OFF STREET PARKING SPACES
BICYCLE RACK	MINIMUM OF 1 BICYCLE RACK SPACE FOR EVERY 20 VEHICULAR SPACES REQUIRED	41/20 = 2.05	4 BICYCLE RACKS
LOADING BERTHS			
LODGING	(1) 200 SF PER FIRST 100 ROOMS (FROM 25,000 TO 500,000 SF)	(1) 200 SF	

**NOTE:**

- ALL NEW BUILDINGS OF MORE THAN 50,000 SQUARE FEET OF HABITABLE ROOMS OR HABITABLE SPACE IN THE T5, T6, C1 AND CS ZONES SHALL BE AT A MINIMUM CERTIFIED AS SILVER BY THE UNITED STATES GREEN BUILDING COUNCIL (USGBC) LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED) STANDARDS OR EQUIVALENT STANDARDS ADOPTED OR APPROVED BY THE CITY. LEED COMPLIANCE TO BE SHOWN AT THE TIME OF BUILDING PERMIT.





RENDERINGS







RENDERINGS







— ESTD 1995 —

# GLOBAL

INVESTMENTS REALTY



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Principal | Broker  
Global Investments Realty

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