



DEVELOPMENT SITE

Boutique Multifamily & Covered Land Play - Edgewater Submarket

401-411 NE 22 Street, Miami FL 33137

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## **ASSET BREAKDOWN**

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

- Located in a prime Edgewater neighborhood, next to Biscayne Bay, offers a unique opportunity to redevelop or maintaining these boutiques rental properties.
- Total lot of 9,000 SF with 10 residential units distributed in 3 stand-alone low-rise buildings, 1 duplex and 2 fourplex. Unit Mix: 2 units of 1 bedroom, 8 units of 2 bedrooms. Recertification completed of 3 building in 2025.
- Convenient zoned T6-36a-L, by right, it can be built up to 30 units or 60 Hotel Rooms, and 151,000 SF, plus an additional 40% more with Public Benefit.
- Properties are surrounded by several luxury buildings, totaling over 6,000 units.
- Adjacent to the bay and 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 can offer.

MULTIFAMILY / DEVELOPMENT SITE

JOEL RODRIGUEZ | Principal / Broker

joel@glirealty.com

O. 305.635.3005  
C. 786.285.7739



## CITY OF MIAMI - EDGEWATER SUBMARKET

*Folio:* 01-3230-026-0110

*Existing Building:* 7,468 SF\*

*Lot size:* 9,000 SF\*

*Units:* 10

*Year Built:* 1926

*Structure Type:* Multi-Family

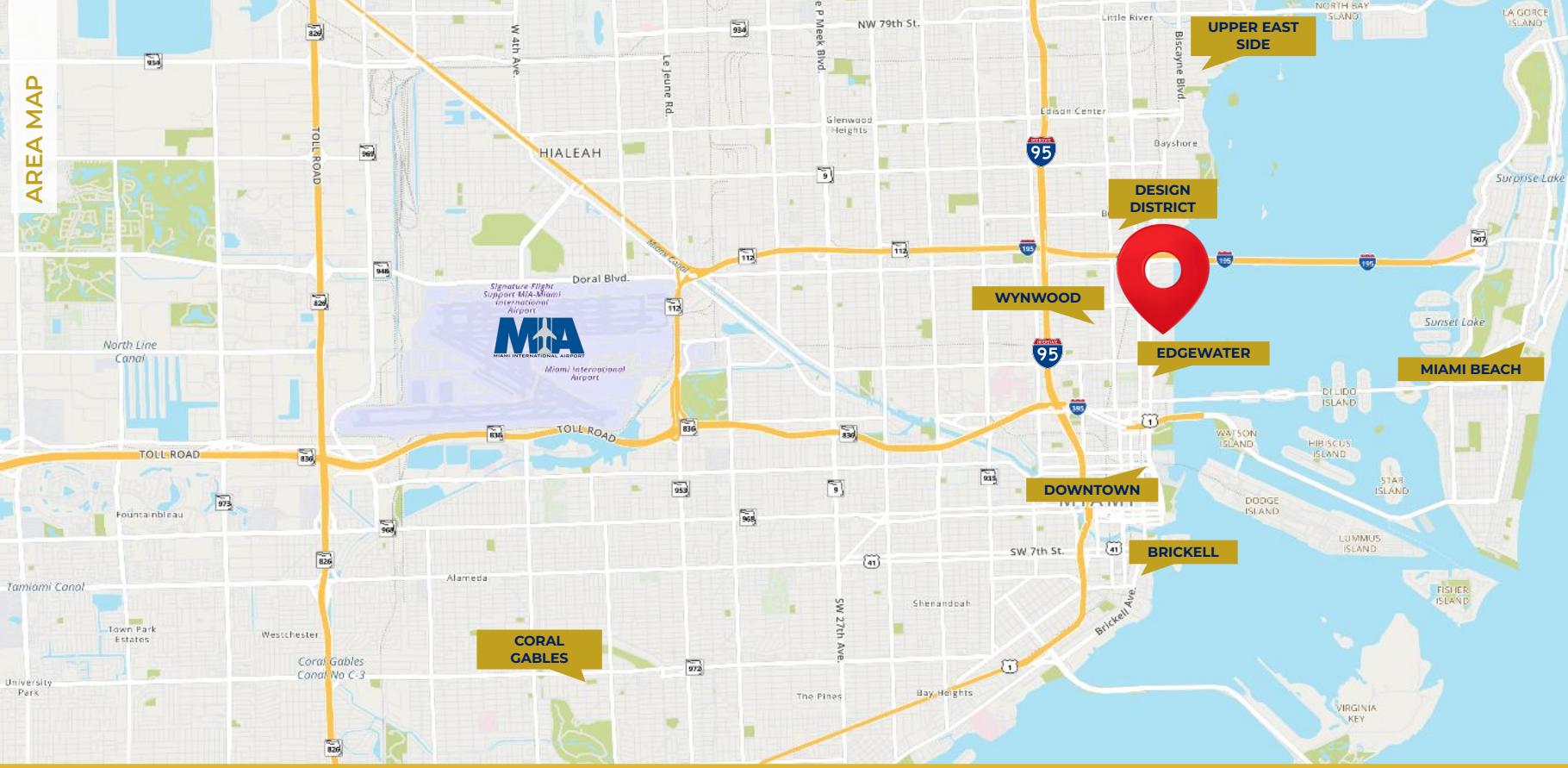
*Zoning:* T6-36a-L

**PRICE:** \$5,270,000

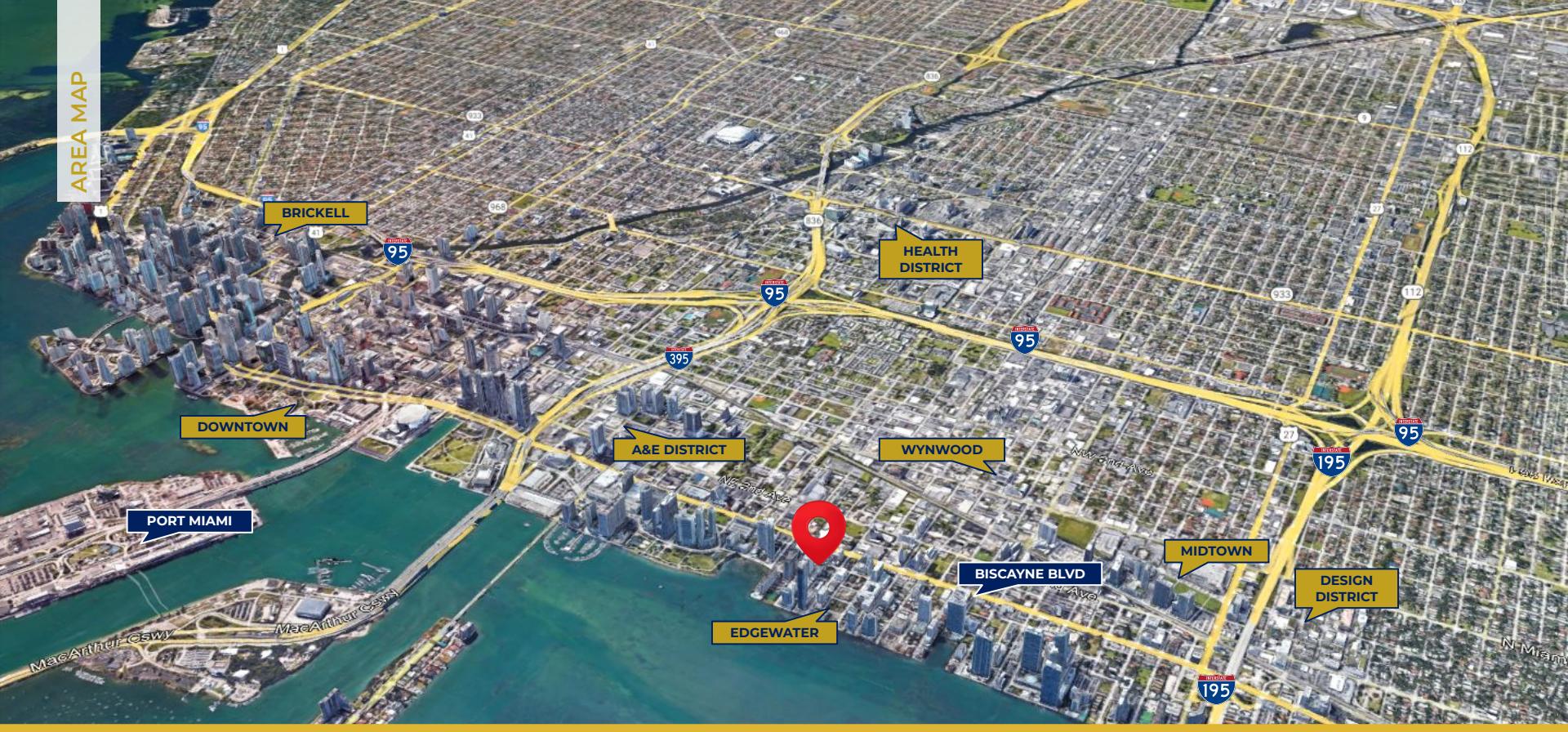
**Price Per Foot:** \$585.56

\* According to Property Appraiser - Miami-Dade County

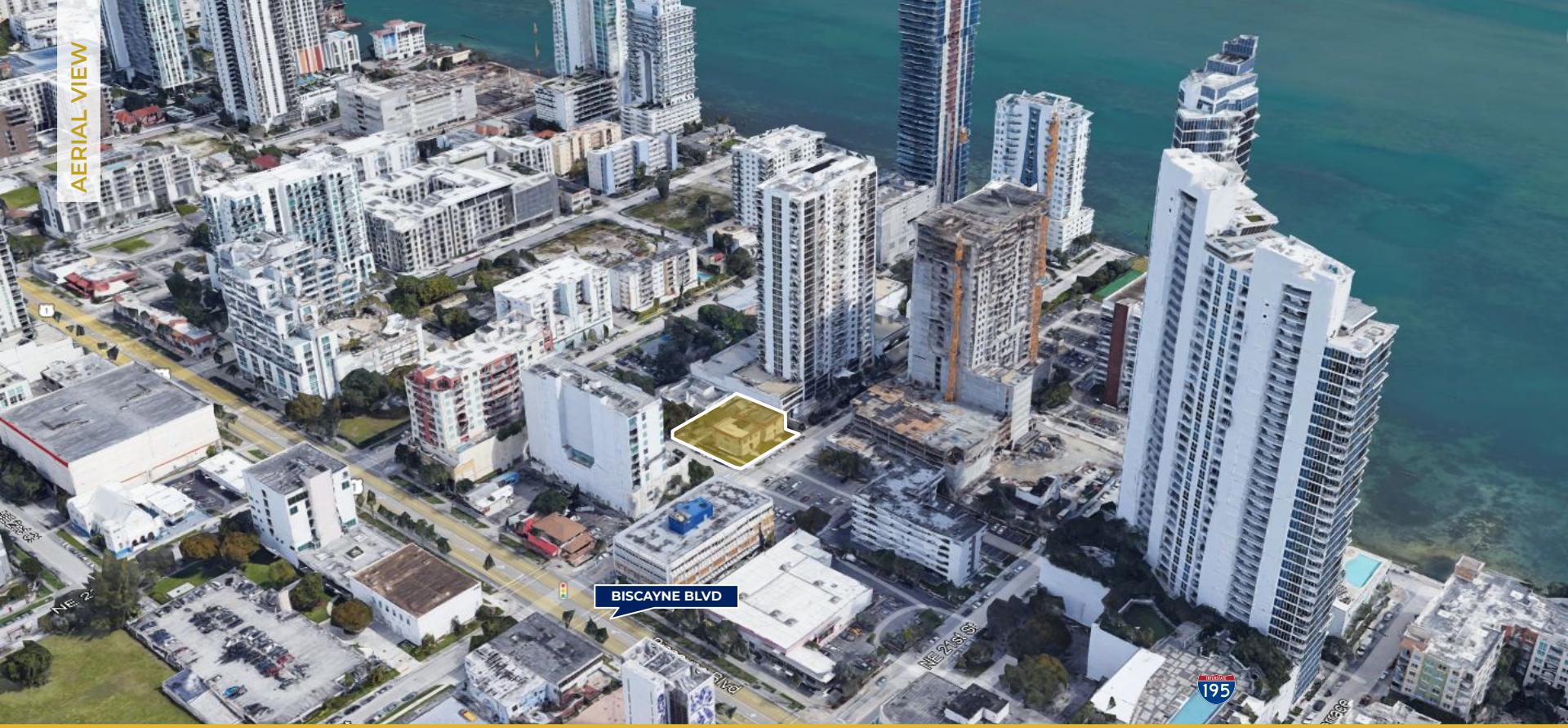
## AREA MAP



AREA MAP



AERIAL VIEW



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SUBJECT PROPERTY  
401-411 NE 22 ST

NEIGHBORHOOD  
EDgewater

ASSET TYPE  
MULTIFAMILY/DEV SITE

AERIAL VIEW



EST. 1995

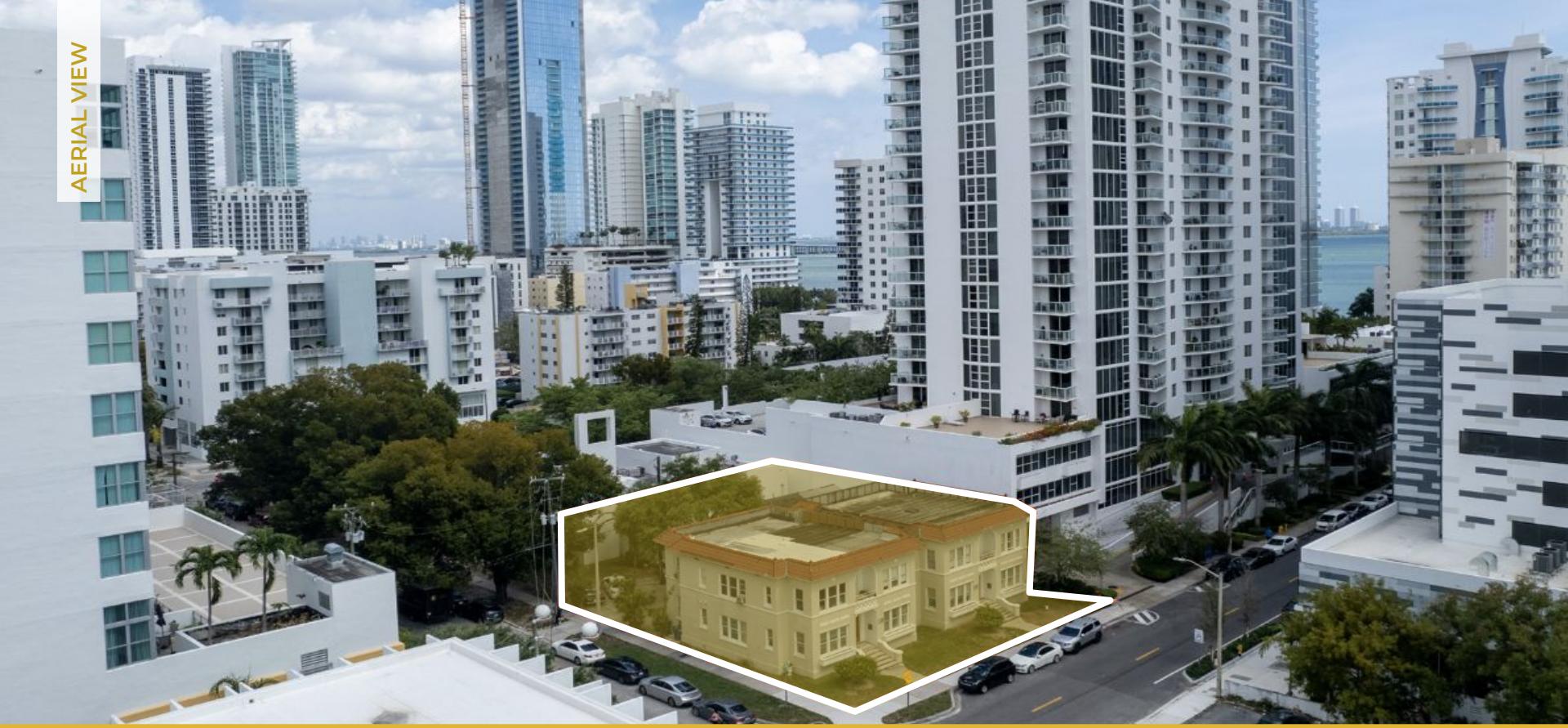
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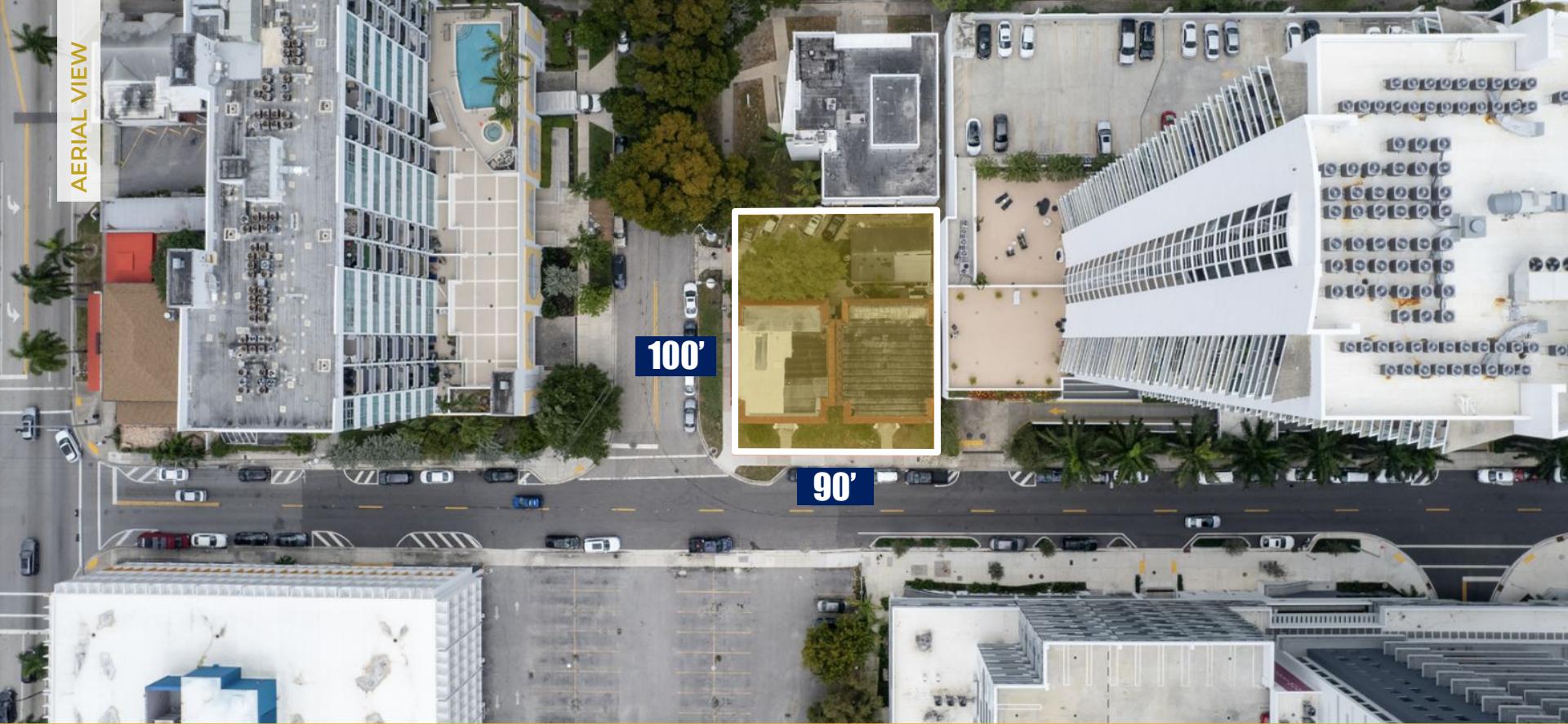
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## INTERIORS



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EDGEWATER

RENT ROLL A/O JUNE 2025 | PRO FORMA**Subject Property:****Lot Size:****Zoning:**

401-411 NE 22 St

9,000 SF

T6-36a-L

UNIT	SQ FT	LEASE	MONTHLY BASE RENT	ANNUAL INCOME
Apartment # 1	700	Short Term Rental	\$2,500	\$30,000
Apartment # 2	700	Short Term Rental	\$2,500	\$30,000
Apartment # 3	700	Short Term Rental	\$2,500	\$30,000
Apartment # 4	700	Short Term Rental	\$2,500	\$30,000
Apartment # 5	700	Short Term Rental	\$2,500	\$30,000
Apartment # 6	700	Short Term Rental	\$2,500	\$30,000
Apartment # 7	700	Month-to-Month	\$2,500	\$30,000
Apartment # 8	700	Short Term Rental	\$2,500	\$30,000
Apartment # 9	675	Month-to-Month	\$2,000	\$24,000
Apartment # 10	675	<i>Under Renovation - Vacant</i>	\$2,000	\$24,000
<b>SUBTOTAL</b>	<b>6,950</b>		<b>\$24,000</b>	<b>\$288,000</b>
<b>Laundry</b>			<b>\$350</b>	<b>\$4,200</b>
<b>TOTAL INCOME</b>			<b>\$24,350</b>	<b>\$292,200</b>

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EDGEWATER

PROFIT & LOSS | PRO FORMA**Subject Property:**

401-411 NE 22 St

**Lot Size:**

9,000 SF

**Zoning:**

T6-36a-L

	MONTHLY	ANNUAL
<b>RENTAL INCOME</b>		
RENTAL INCOME	\$24,000	\$288,000
OTHER INCOME (LAUNDRY)	\$350	\$4,200
<b>GROSS INCOME</b>	<b>\$24,350</b>	<b>\$292,200</b>
<b>EXPENSES</b>		
INSURANCE & TAXES	\$7,002	\$84,024
UTILITIES	\$100	\$1,200
TRASH	\$275	\$3,300
MAINTENANCE / INCL. CLEANING	\$600	\$7,200
WATER	\$400	\$4,800
<b>TOTAL EXPENSES</b>	<b>\$8,377</b>	<b>\$100,524</b>
<b>NET OPERATING INCOME</b>		<b>\$191,476</b>

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# GLOBAL

INVESTMENTS REALTY



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