



INVESTMENTS REALTY

**DEVELOPMENT SITE**

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**Boutique Multifamily & Covered Land Play - Edgewater Submarket**

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**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

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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.



## CITY OF MIAMI - EDGEWATER SUBMARKET

<i>Folio:</i>	<b>01-3230-026-0110</b>
<i>Existing Building:</i>	<b>7,468 SF*</b>
<i>Lot size:</i>	<b>9,000 SF*</b>
<i>Units:</i>	<b>10</b>
<i>Year Built:</i>	<b>1926</b>
<i>Structure Type:</i>	<b>Multi-Family</b>
<i>Zoning:</i>	<b>T6-36a-L</b>
<b>PRICE:</b>	<b>\$5,270,000</b>
<i>Price Per Foot:</i>	<b>\$585.56</b>

\* According to Property Appraiser - Miami-Dade County











AERIAL VIEW







AERIAL VIEW



AERIAL VIEW

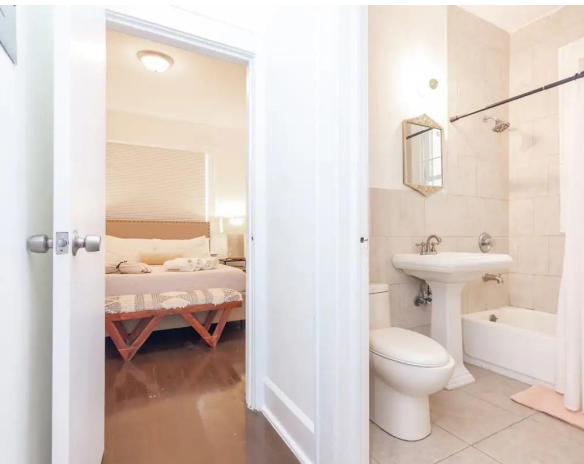




AERIAL VIEW



INTERIORS





INTERIORS



EDGEWATER

RENT ROLL A/O JUNE 2025 | PRO FORMA

Subject Property:

401-411 NE 22 St

Lot Size:

9,000 SF

Zoning:

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	Under Renovation - Vacant	\$2,000	\$24,000
SUBTOTAL	6,950		\$24,000	\$288,000
Laundry			\$350	\$4,200
TOTAL INCOME			\$24,350	\$292,200

MULTIFAMILY / DEVELOPMENT SITE

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

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— ESTD 1995 —

# GLOBAL

INVESTMENTS REALTY



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