



FOR SALE

**159 NE 64TH STREET
MIAMI, FL 33138**

LITTLE RIVER DEVELOPMENT SITE

STL 
COMMERCIAL

OVERVIEW

Opportunity to purchase a prime development lot in a rapidly emerging neighborhood. 159 NE 64 Street is located between the Magic City Innovation District and the red hot Little River market, locations tapped by pioneering investors to undergo a Wynwood like transformation.

The lot allows development up to 5 stories and 29 residential units as well as office, hotel, and certain retail uses.

The immediate neighborhood has seen the introduction of a wide variety of neighborhood changing occupants such as trendy entertainment venues, fitness facilities, a local favorite steak house, a popular Padel Ball club, and even a Michelin Star restaurant, among others.

This boutique development site offers a savvy developer or investor the chance to bank in on the future appreciation of Miami's fastest growing neighborhood.

SITE SUMMARY

LOT SIZE: 19,158 SF

ZONING: T5-L

ALLOWED HEIGHT: 5 Stories (Before Bonuses)

ALLOWED DENSITY: 29 RESIDENTIAL UNITS, 58 HOTEL UNITS (Before Bonuses)

BUILDABLE SF: 76,632 SF (Before Bonuses)

ALLOWED USES: MULTI-FAMILY, HOTEL, OFFICE, RETAIL, RESTAURANT, ETC.

ASKING PRICE: \$1,400,000 (\$73/SF)

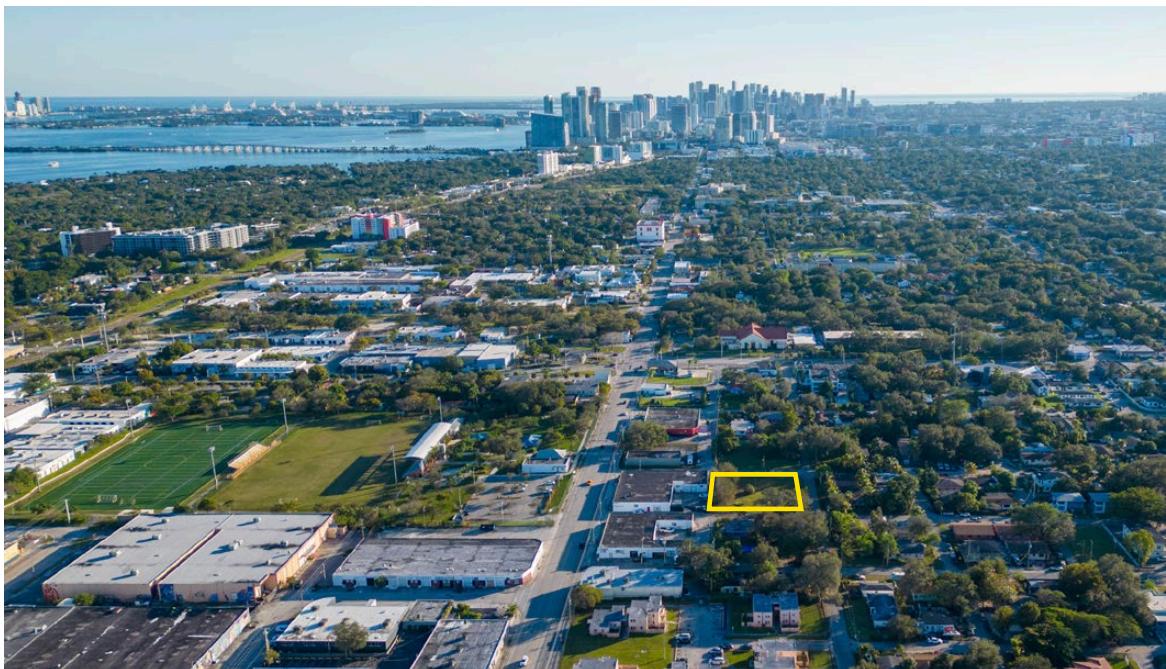
HIGHLIGHTS

- OPTIMAL LOCATION NEAR TRENDY RETAILERS
- LOCATED NEAR MAGIC CITY INNOVATION DISTRICT AND LITTLE RIVER BUSINESS DISTRICT
- OPPORTUNITY ZONE

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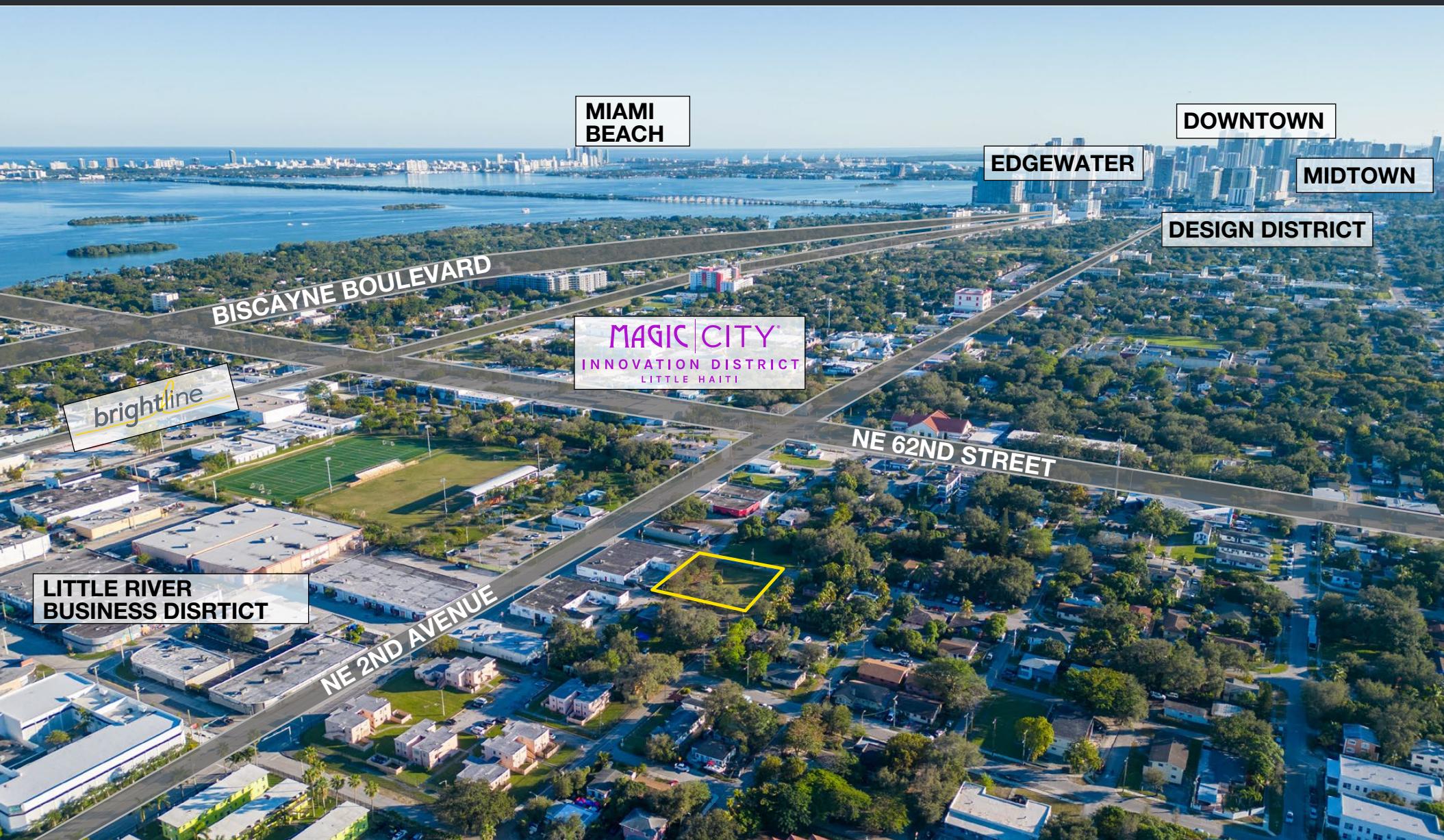
ALEX TSOULFAS | PRESIDENT | 305.972.7217

BRIAN PINEIRO | COMMERCIAL ADVISOR | 786.382.9900



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SOUTHEAST VIEW



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EAST VIEW - IN THE AREA



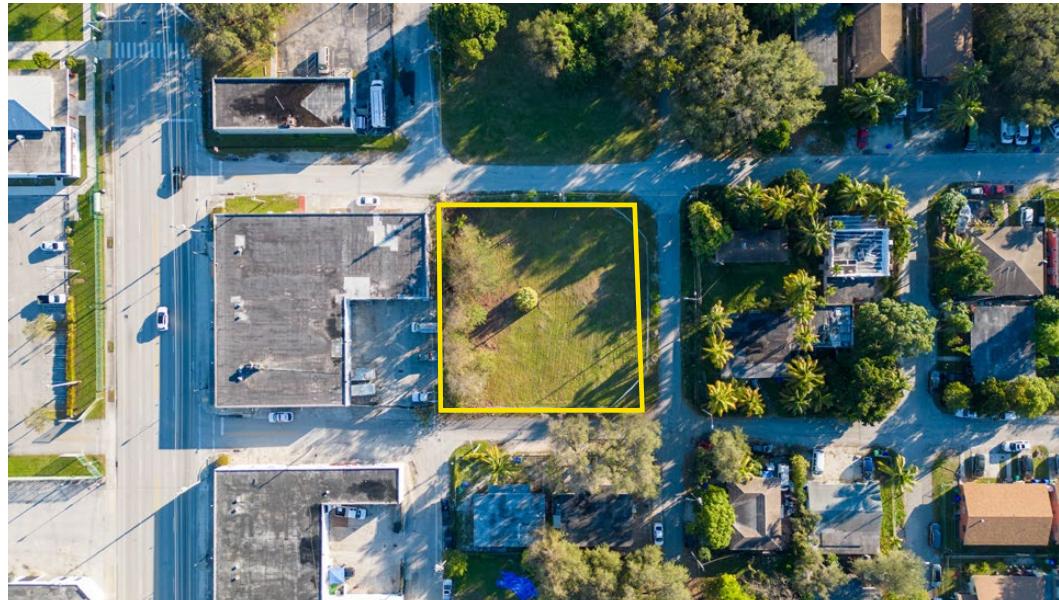
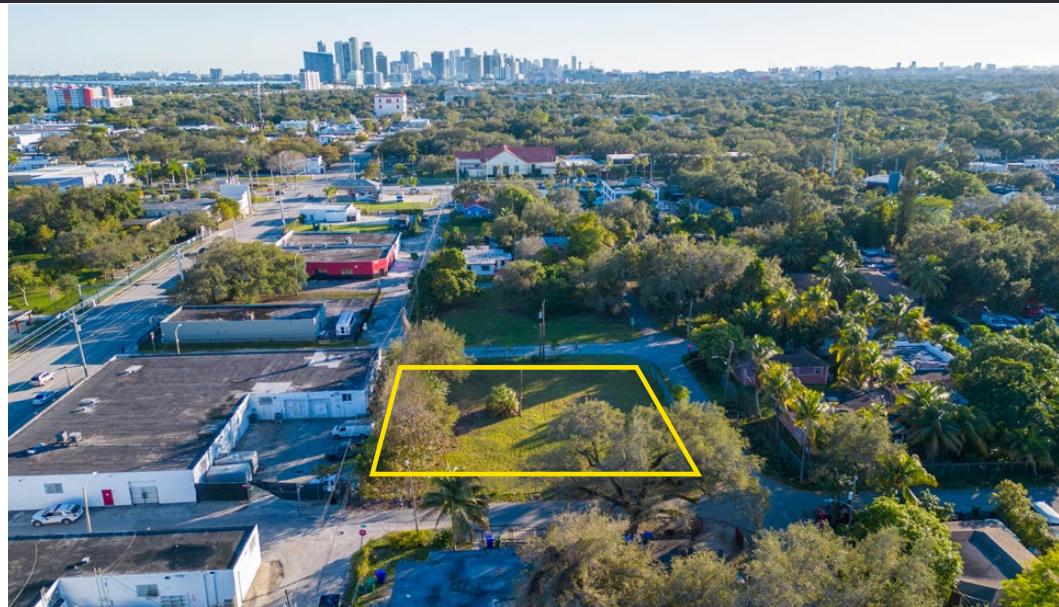
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AERIAL PHOTOS



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