



FOR SALE

159 NE 64TH STREET

MIAMI, FL 33138

LITTLE RIVER DEVELOPMENT SITE



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

159 NE 64TH STREET - MIAMI, FL 33138

ALEX TSOULFAS | PRESIDENT | 305.972.7217

BRIAN PINEIRO | COMMERCIAL ADVISOR | 786.382.9900



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

SOUTHEAST VIEW



159 NE 64TH STREET - MIAMI, FL 33138

ALEX TSOULFAS | PRESIDENT | 305.972.7217

BRIAN PINEIRO | COMMERCIAL ADVISOR | 786.382.9900

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

EAST VIEW - IN THE AREA



159 NE 64TH STREET

159 NE 64TH STREET - MIAMI, FL 33138

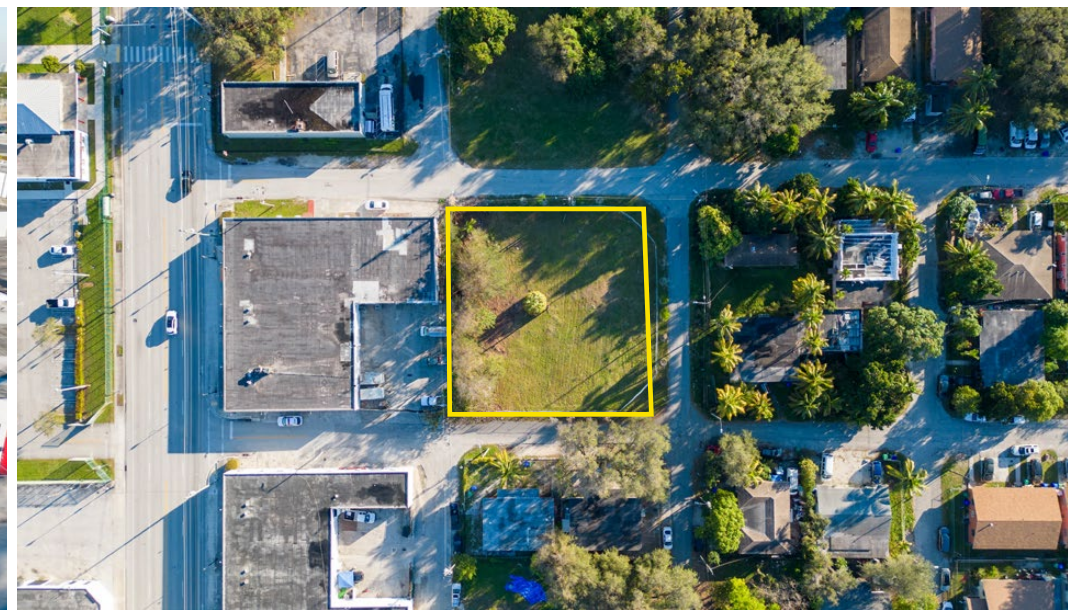
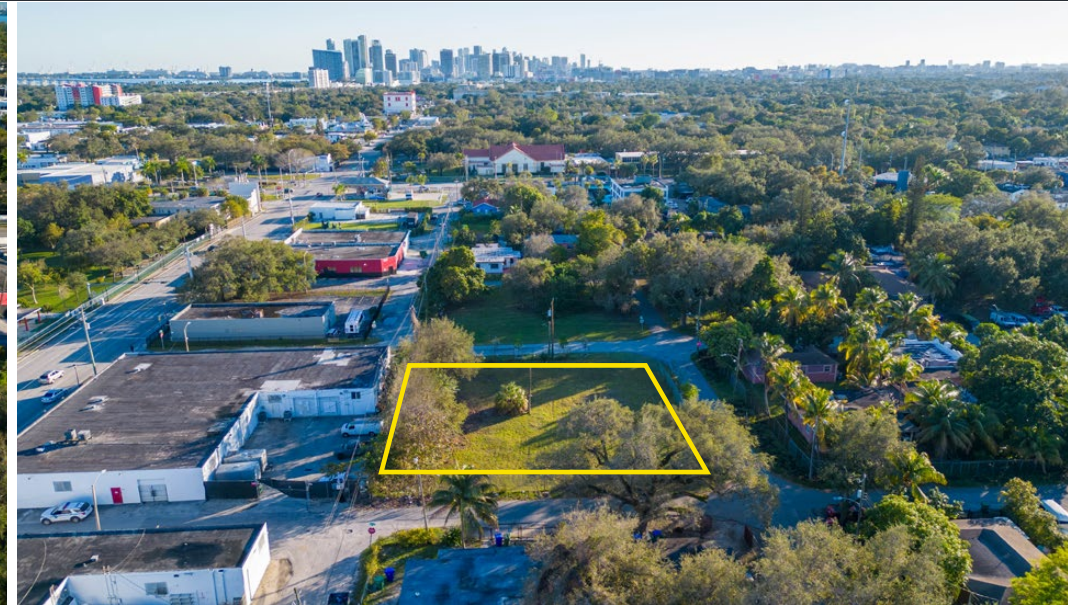
ALEX TSOULFAS | PRESIDENT | 305.972.7217

BRIAN PINEIRO | COMMERCIAL ADVISOR | 786.382.9900

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

STL
COMMERCIAL

AERIAL PHOTOS



159 NE 64TH STREET - MIAMI, FL 33138

ALEX TSOULFAS | PRESIDENT | 305.972.7217

BRIAN PINEIRO | COMMERCIAL ADVISOR | 786.382.9900

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

SURVEY SITE



ALEX TSOULFAS
PRESIDENT
ALEX@STL-ADVISORS.COM
305.972.7217
BRIAN PINEIRO | COMMERCIAL ADVISOR | **786.382.9900**

BRIAN PINEIRO
COMMERCIAL ADVISOR
BRIAN@STL-ADVISORS.COM
786.382.9900
786.382.9900

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

STL
COMMERCIAL

