



FOR SALE

7424 + 7488 NE 2ND AVE
MIAMI, FL 33138

LITTLE RIVER HARD CORNER DEVELOPMENT SITE

LIVE LOCAL ACT ELIGIBLE



OVERVIEW

Opportunity to purchase a prime development site in Little River, Miami's hottest emerging market. Little River is experiencing rapid change, with an influx of bullish investors predicting a Wynwood like transformation.

The property is in direct proximity to the Little River Business District and a number of upcoming development sites. There are at least three major development projects planned within two blocks of the subject property. Two of the sites are on the same street with a combined 357 residential units planned.

The deal is also an ideal site to leverage the benefits of the new Live Local Act (SB102), which would allow for increased height, unit count, and FAR, much beyond the by right allowances.

SITE SUMMARY

LOT SIZE: 25,332 SF

BUILDING SIZE: 5,460 SF

ZONING: D2

ALLOWED HEIGHT BY RIGHT: 8 Stories

ALLOWED HEIGHT W/ LIVE LOCAL: 19 Stories

BUILDABLE SF BY RIGHT: 182,390 SF

BUILDABLE SF W/ LIVE LOCAL: +/- 433,177

MAX LOT COVERAGE: 90%

ALLOWED USES: Multi-Family*, Industrial, Flex Warehouse, Office, Retail, Restaurant, Entertainment, Storage, Etc.

ASKING PRICE: \$3,500,000

** Multi-Family use only allowed under SB102 (Live Local Act)*

PLEASE INQUIRE WITH BROKER FOR MORE LIVE LOCAL ESTIMATES



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ALEX TSOULFAS | PRESIDENT | 305.972.7217

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STL
COMMERCIAL

SOUTHEAST VIEW



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SOUTHWEST VIEW



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AERIAL PHOTOS



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