

DOWNTOWN MIAMI
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BRICKELL



COMPASS
COMMERCIAL

Calle Ocho Multifamily and Retail Future Redevelopment Potential

In-Place NOI \$406,000 with 27,300 Sq Ft of Land

4 Retail + 23 Apartment Units

**1329-1323 SW 8th Street and 1320-1322 SW 7th Street
Little Havana, Miami, FL 33135**

Calle Ocho Multifamily and Retail

1329-1323 SW 8th Street

1320-1322 SW 7th Street

Little Havana, Miami, FL 33135



COMPASS
COMMERCIAL

Exclusively Listed by: The Porosoff Group

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4
PARCELS

\$ **\$406,358**
NET OPERATING INCOME



27,300
LOT SIZE (SF)



100%
OCCUPIED



23
APARTMENT UNITS



4
RETAIL UNITS



Rare opportunity to acquire 4 retail + 23 apartments units on World Famous Calle Ocho (SW 8th Street)

In-place Net Operating Income of \$406,000 with significant upside in rental income

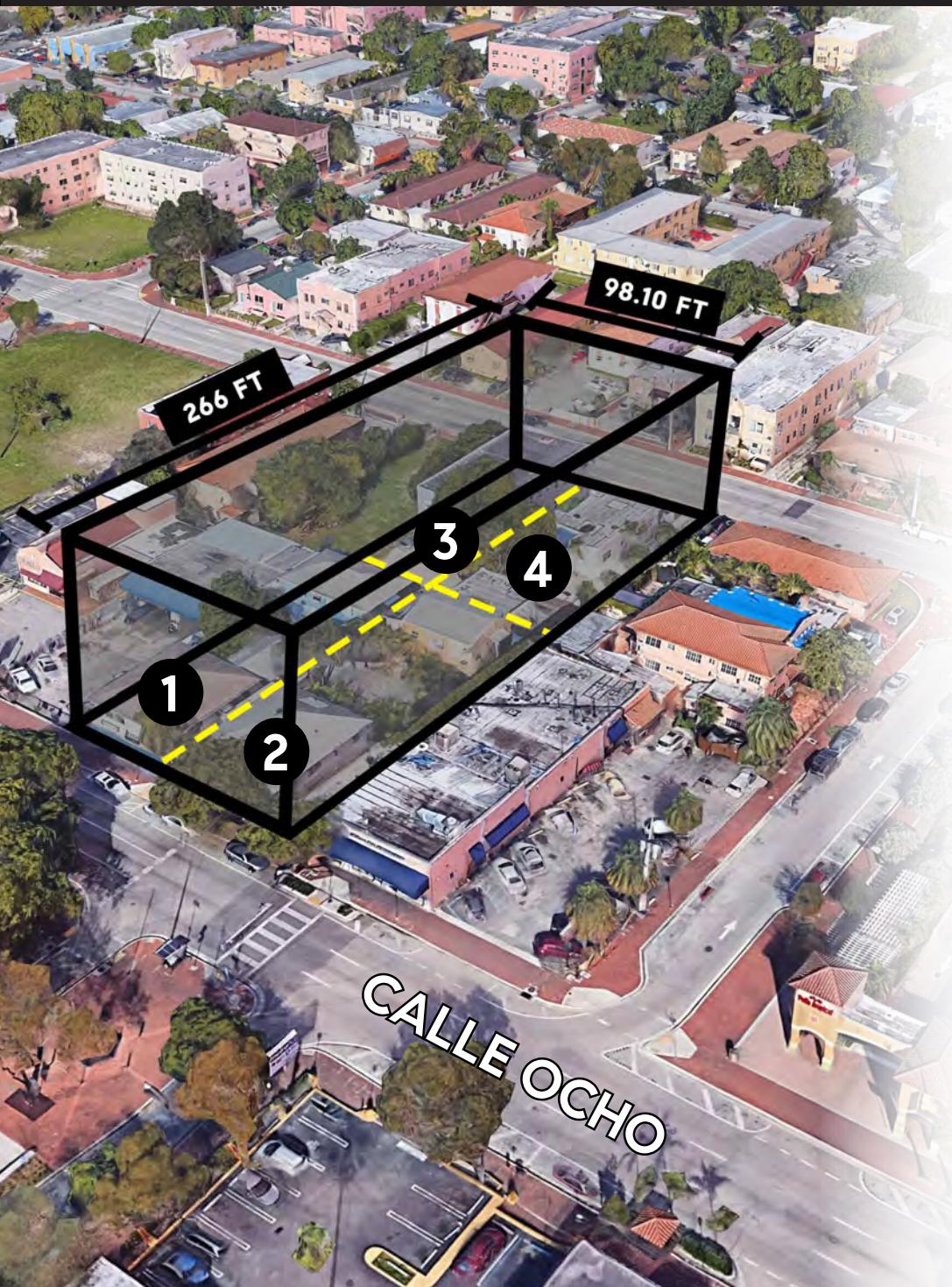
100% occupied

23 parking spaces (1 per unit) and on-site laundry facility

27,300 sq ft of land with liberal zoning T-6 and T-5

40/50 Year Recertifications completed

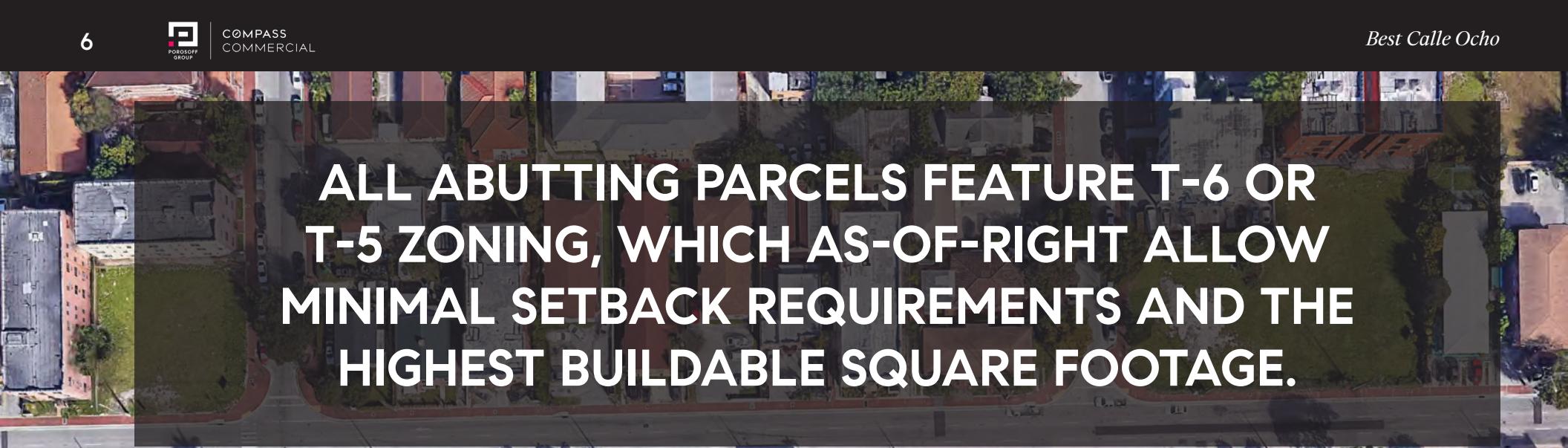
67 apartment units plus ground floor retail buildable as-of-right



Re-Development Potential

- Lot Size: 27,300 Sq Ft
- Zoning: T6-8-O and T5-O
- Allowed Uses: Multifamily, Hospitality, Mixed-Use, Office, Retail
- **As-of-right buildable apartment units: 67**
- Frontage on SW 8th Street and SW 7th St
- Ability to go up 8 stories (12 stories with variances)

Lot 1 (T6-8-O)	7,000 SF
Lot 2 (T6-8-O)	7,000 SF
Lot 3 (T5-O)	6,650 SF
Lot 4 (T5-O)	6,650 SF
Total Land	27,300 SF



ALL ABUTTING PARCELS FEATURE T-6 OR
T-5 ZONING, WHICH AS-OF-RIGHT ALLOW
MINIMAL SETBACK REQUIREMENTS AND THE
HIGHEST BUILDABLE SQUARE FOOTAGE.





PROPERTY INFORMATION

Address	1322 SW 7 ST
Folio #	01-4102-006-6410
Building Area	5,546 SF
Land Area	6,650 SF
Zoning	T6-8-O
Year Built	1928

PROPERTY INFORMATION

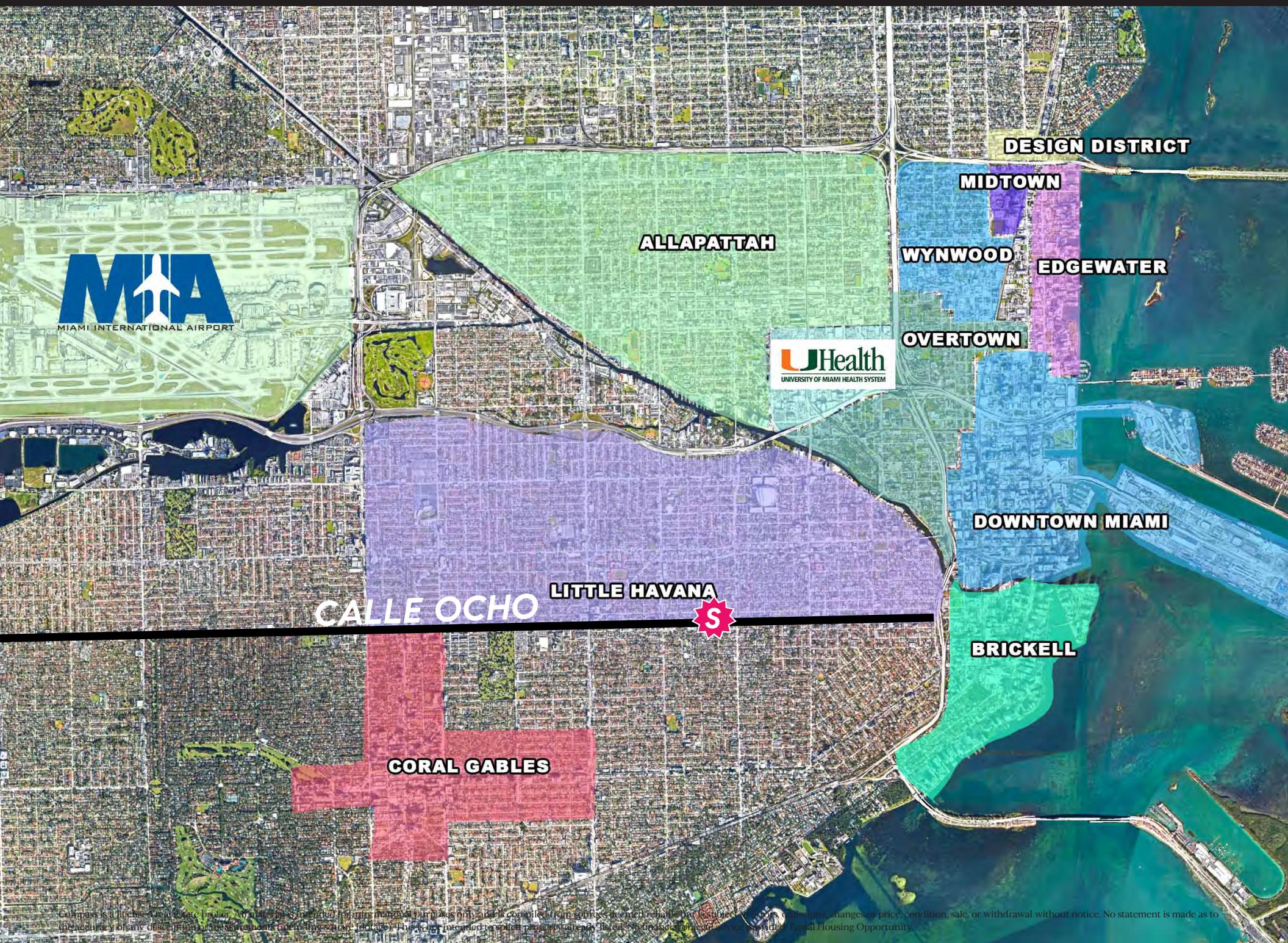
Address	1320 SW 7 ST
Folio #	01-4102-006-6400
Building Area	2,146 SF
Land Area	6,650 SF
Zoning	T5-O
Year Built	1924-1959

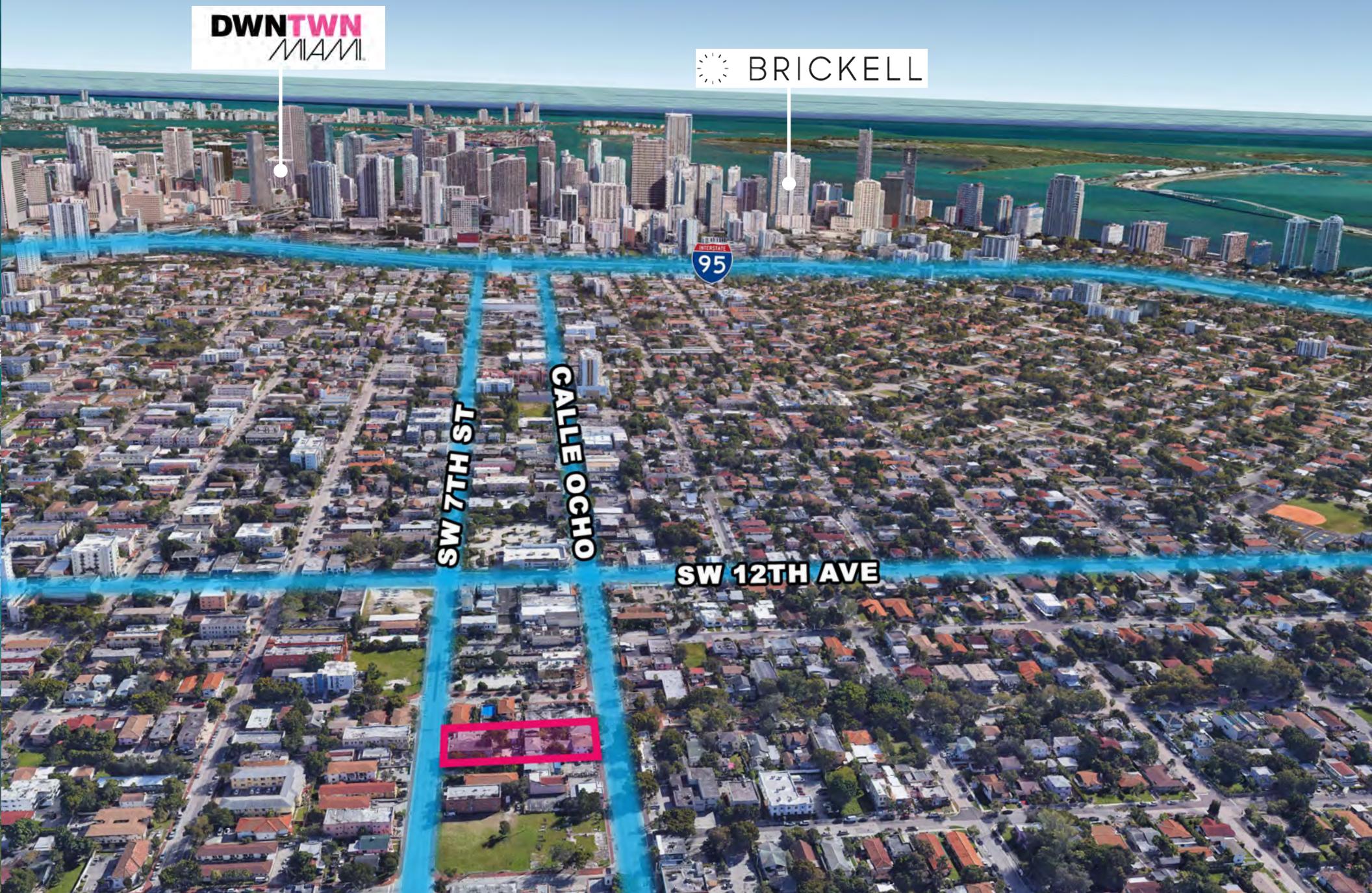
PROPERTY INFORMATION

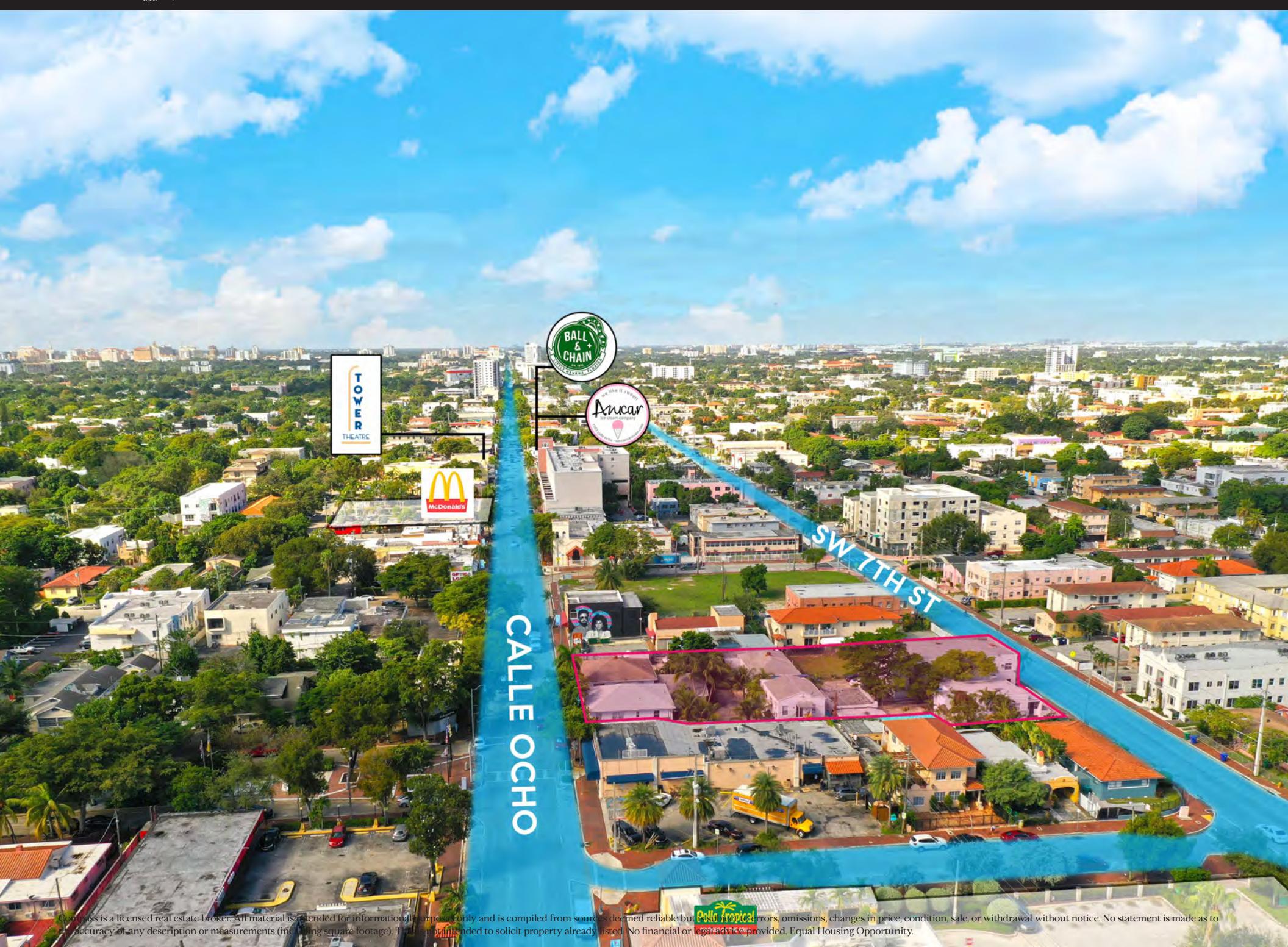
Address	1329 SW 8 ST
Folio #	01-4102-006-6530
Building Area	5,688 SF
Land Area	7,000 SF
Zoning	T6-8-O
Year Built	1939-1940

PROPERTY INFORMATION

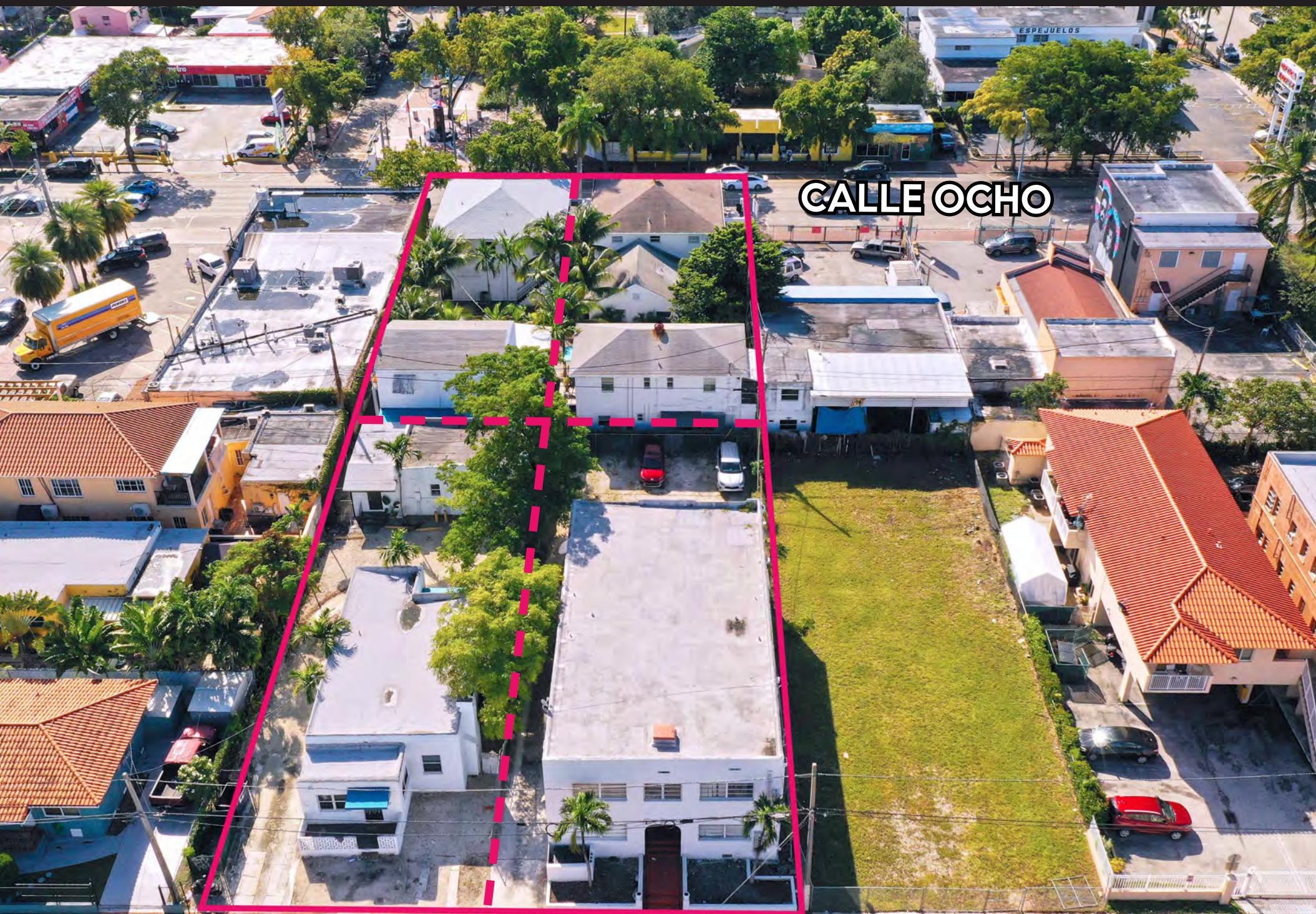
Address	1323 SW 8 ST
Folio #	01-4102-006-6540
Building Area	5,058 SF
Land Area	7,000 SF
Zoning	T6-8-O
Year Built	1938-1940











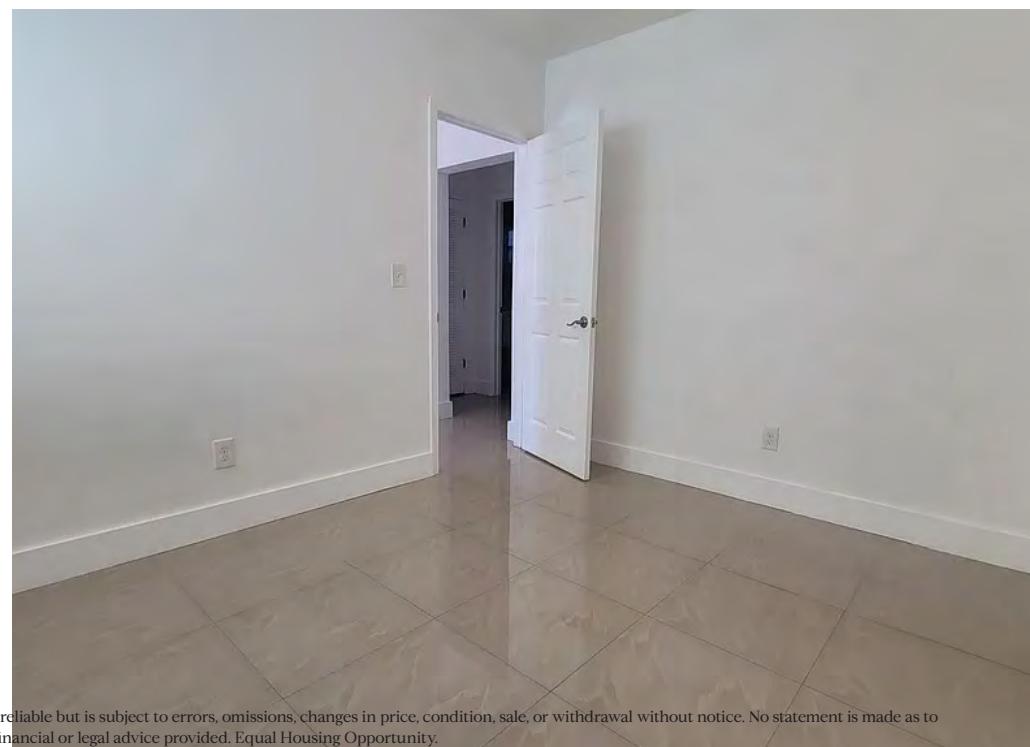
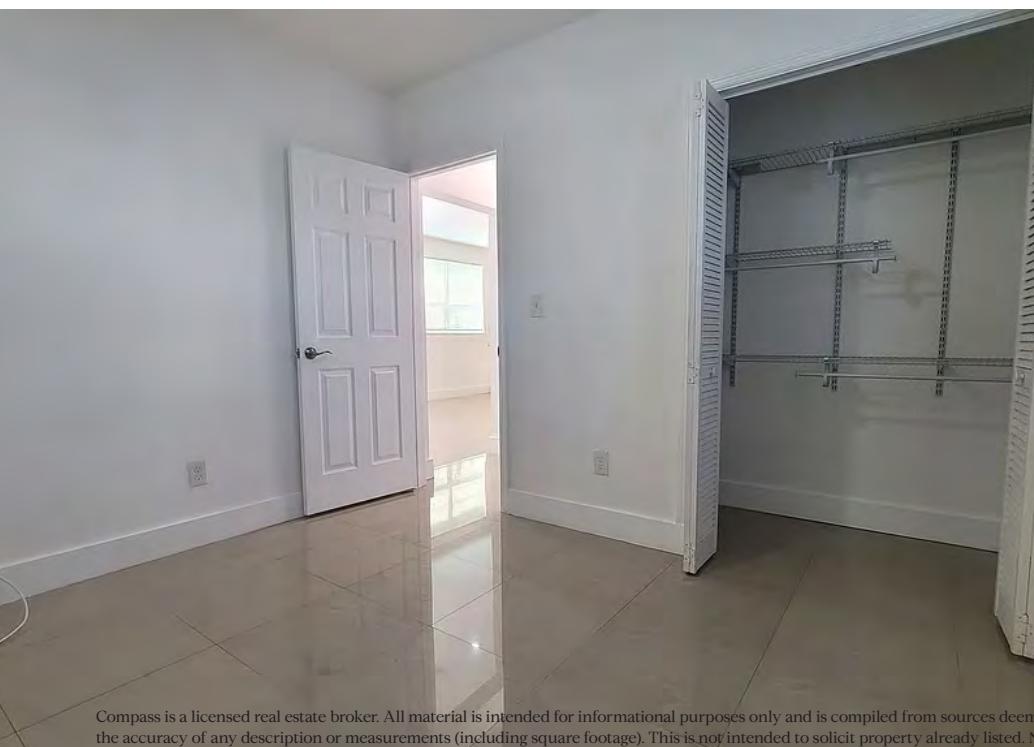






















RENT ROLL DETAIL

Best Calle Ocho

	Unit	Unit Type	Current Rent/Month	Potential Rent/ Month
1	1	1 Bed 1 Bath	\$1,700	\$2,100
2	2	1 Bed 1 Bath	\$1,600	\$1,900
3	3	1 Bed 1 Bath	\$1,700	\$1,900
4	4	1 Bed 1 Bath	\$1,950	\$1,900
5	5	1 Bed 1 Bath	\$1,600	\$1,900
6	6	1 Bed 1 Bath	\$1,700	\$1,900
7	7	1 Bed 1 Bath	\$1,725	\$1,900
8	8	1 Bed 1 Bath	\$1,700	\$1,900
9	1320-1A	2 Bed 1 Bath	\$2,250	\$2,700
10	1320-1B	1 Bed 1 Bath	\$1,900	\$2,100
11	1320-2	2 Bed 1 Bath	\$2,100	\$2,700
12	1320-3	1 Bed 1 Bath	\$1,650	\$1,650
13	1321-1	1 Bed 1 Bath	\$2,000	\$2,500
14	1321-2	1 Bed 1 Bath	\$1,600	\$1,650
15	1321-3	2 Bed 1 Bath	\$2,300	\$2,950
16	1323	Retail Unit	\$3,000	\$3,000
17	1325-A	Studio 1 Bath	\$925	\$1,000
18	1325-U	2 Bed 1 Bath	\$2,250	\$2,750
19	1327	Retail Unit	\$2,000	\$3,000
20	1329-U	3 Bed 1 Bath	\$2,350	\$2,950
21	1331	Retail Unit	\$3,000	\$3,000
22	1333	Retail Unit	\$2,200	\$3,000
23	1333-REAR	2 Bed 1 Bath	\$2,250	\$2,750
24	1335-1	1 Bed 1 Bath	\$1,608	\$2,100
25	1335-2	1 Bed 1 Bath	\$1,800	\$2,100
26	1335-3	1 Bed 1 Bath	\$1,725	\$2,100
27	1335-4	2 Bed 1 Bath	\$2,500	\$2,500
Total		SF: 18,438	\$53,083	\$61,900

RENT ROLL SUMMARY

Unit Type	# Units	Average SF	Rental Range	Average Rent	Monthly Income	Average Rent	Monthly Income
1 Bed 1 Bath	15	683	\$1,600 - \$2,000	\$1,731	\$25,958	\$1,973	\$29,600
Retail Unit	4	683	\$2,000 - \$3,000	\$2,550	\$10,200	\$3,000	\$12,000
2 Bed 1 Bath	5	683	\$2,100 - \$2,500	\$2,270	\$11,350	\$2,680	\$13,400
3 Bed 1 Bath	2	683	\$2,300 - \$2,350	\$2,325	\$4,650	\$2,950	\$5,900
Studio	1	683	\$925 - \$925	\$925	\$925	\$1,000	\$1,000
Totals/Weighted Averages	27	683		\$1,966	\$53,083	\$2,293	\$61,900
Gross Annualized Rents				\$636,996		\$742,800	

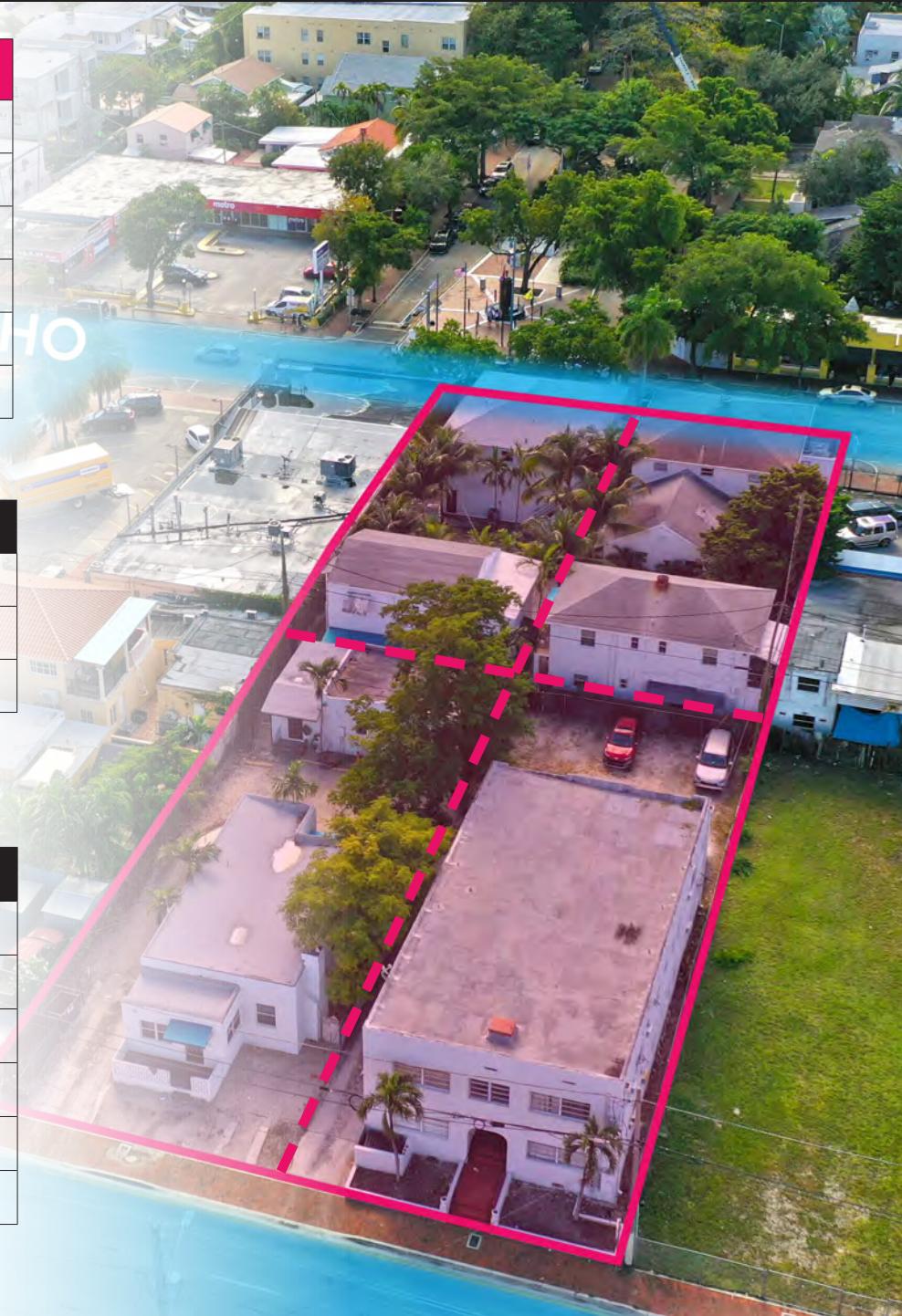


Income	Current	Year 1		Per Unit	Per SF
Gross Potential Rent	742,800	742,800		27,511	40.29
Loss/Gain to Lease	(105,804)	14.2%	0	0	0.00
Gross Current Rent	636,996	742,800		27,511	40.29
Physical Vacancy	(19,110)	3.0%	(22,284)	3.0%	(825)
Total Vacancy	(\$19,110)	3.0%	(\$22,284)	3.0%	(\$1)
Effective Rental Income	617,886	720,516		26,686	39.08
Other Income					
Laundry Income	4,800	4,800		178	0.26
Total Other Income	\$4,800	\$4,800		\$178	\$0.26
Effective Gross Income	\$622,686	\$725,316		\$26,864	\$39.34
Expenses	Current	Year 1		Per Unit	Per SF
Real Estate Taxes	79,094	123,083		4,559	6.68
Insurance	33,750	33,750	\$1,250/Unit	1,250	1.83
Utilities - Electric	16,500	16,500		611	0.89
Utilities - Water & Sewer	24,000	24,000		889	1.30
Trash Removal	7,200	7,200		267	0.39
Repairs & Maintenance	13,500	13,500		500	0.73
Landscaping	2,400	2,400		89	0.13
City and County Licenses/Permit	2,000	2,000		74	0.11
Operating Reserves	6,750	6,750		250	0.37
Management Fee	31,134	5.0%	36,266	5.0%	1,343
Total Expenses	\$216,328	\$265,449		\$9,831	\$14.40
Expenses as % of EGI	34.7%	36.6%			
Net Operating Income	\$406,358	\$459,867		\$17,032	\$24.94

Price	\$8,100,000
Number of Units	27
Price Per Unit	\$300,000
Price Per SqFt	\$439.31
Rentable SqFt	18,438
Lot Size	0.63 Acres
Approx. Year Built	1924/1940

Returns	Current	Year 1
CAP Rate	5.02%	5.68%
GRM	12.72	10.90
Debt Coverage Ratio	1.20	1.36

Financing	New Loan
Interest Rate	6.50%
Amortization Period	30 Years
Loan Term	10 Years
Loan to Value	55%
Loan Amount	\$4,455,000
Down Payment	\$3,645,000

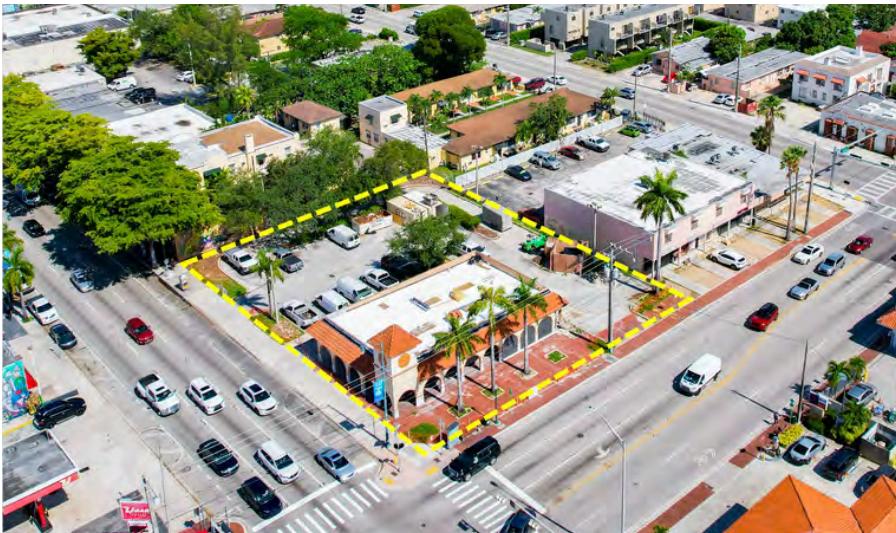


Sales Comps Map

Best Calle Ocho



RETAIL



Property Type	Retail
Address	1701 SW 8 ST, Miami FL
Sale Price	\$5,866,000
Sale Date	03/23/2023
Cap Rate	3.75%
Land Sq Ft	22,100 SF

LAND



Property Type	Land
Address	1357 SW 8 ST, Miami FL
Sale Price	\$9,800,00
Sale Date	3/29/2025
Price/Land SF	\$251.18
Land Sq Ft	39,015 SF

MULTIFAMILY



Property Type	Multifamily
Address	1648 SW 7th St, Miami FL
Sale Price	\$2,225,000
Sale Date	1/14/2025
Unit	8
Price/Unit	\$278,125
Land Sq Ft	5,001 SF



Property Type	Multifamily
Address	739 SW 9th St, Miami FL
Sale Price	\$2,425,000
Sale Date	6/14/2024
Unit	9
Price/Unit	\$269,444
Land Sq Ft	7,357 SF

MULTIFAMILY



Property Type	Multifamily
Address	421 SW 9th St, Miami FL
Sale Price	\$1,400,000
Sale Date	4/5/2024
Unit	5
Price/Unit	\$280,000
Land Sq Ft	7,501 SF



Property Type	Multifamily
Address	951 SW 7th St, Miami FL
Sale Price	\$1,700,000
Sale Date	6/3/2024
Unit	5
Price/Unit	\$340,000
Land Sq Ft	7,501 SF

Folio	01-4102-006-6410
Property Address	1322 SW 7 ST MIAMI, FL 33135-3966
Owner	BEST CALLE OCHO LLC
Mailing Address	PO BOX 450627 MIAMI, FL 33245
Primary Zone	6101 CEN-PEDESTRIAN ORIENTATIO
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths /Half	8 / 8 / 0
Floors	2
Living Units	8
Actual Area	5,546 Sq.Ft
Living Area	5,546 Sq.Ft
Adjusted Area	5,006 Sq.Ft
Lot Size	6,650 Sq.Ft
Year Built	1928



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,262,033	\$1,147,303	\$672,855
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,461,259	\$1,147,303	\$672,855
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,262,033	\$1,147,303	\$672,855
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,262,033	\$1,147,303	\$672,855

SALES INFORMATION

Folio	01-4102-006-6400
Property Address	1320 SW 7 ST MIAMI, FL 33135-3902
Owner	BEST CALLE OCHO LLC
Mailing Address	PO BOX 450627 MIAMI, FL 33245
Primary Zone	6101 CEN-PEDESTRIAN ORIENTATIO
Primary Land Use	0802 MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
Beds / Baths /Half	4 / 2 / 0
Floors	1
Living Units	2
Actual Area	2,146 Sq.Ft
Living Area	2,146 Sq.Ft
Adjusted Area	2,025 Sq.Ft
Lot Size	6,650 Sq.Ft
Year Built	Multiple (See Building Info.)



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$526,551	\$478,683	\$435,412
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$701,167	\$634,667	\$435,412
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$526,551	\$478,683	\$435,412
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$526,551	\$478,683	\$435,412

SALES INFORMATION

Folio	01-4102-006-6530
Property Address	1329 SW 8 ST MIAMI, FL 33135-3903
Owner	BEST CALLE OCHO LLC
Mailing Address	PO BOX 450627 MIAMI, FL 33245
Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	1209 MIXED USE-STORE/RESIDENTIAL : MIXED USE - RESIDENTIAL
Beds / Baths /Half	5 / 4 / 0
Floors	2
Living Units	2
Actual Area	5,688 Sq.Ft
Living Area	5,688 Sq.Ft
Adjusted Area	5,376 Sq.Ft
Lot Size	7,000 Sq.Ft
Year Built	Multiple (See Building Info.)



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,073,952	\$1,024,482	\$1,024,482
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,073,952	\$1,024,482	\$1,024,482
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,073,952	\$1,024,482	\$1,024,482
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,073,952	\$1,024,482	\$1,024,482

SALES INFORMATION

Folio	01-4102-006-6540
Property Address	1323 SW 8 ST MIAMI, FL 33135-3903
Owner	BEST CALLE OCHO LLC
Mailing Address	PO BOX 450627 MIAMI, FL 33245
Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	1209 MIXED USE-STORE/RESIDENTIAL : MIXED USE - RESIDENTIAL
Beds / Baths /Half	10 / 6 / 0
Floors	2
Living Units	4
Actual Area	5,058 Sq.Ft
Living Area	5,058 Sq.Ft
Adjusted Area	4,876 Sq.Ft
Lot Size	7,000 Sq.Ft
Year Built	Multiple (See Building Info.)



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,075,286	\$1,025,570	\$1,025,570
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,075,286	\$1,025,570	\$1,025,570
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,075,286	\$1,025,570	\$1,025,570
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,075,286	\$1,025,570	\$1,025,570
SALES INFORMATION			

T3 SUB-URBAN			T4 URBAN GENERAL			T5 URBAN CENTER			T6 URBAN CORE			C CIVIC			D DISTRICTS			
R	L	O	R	L	O	R	L	O	R	L	O	CS	CI	CI-HD	D1	D2	D3	
DENSITY (UNITS PER ACRE)	9	9	18	36	36	36	65	65	65	150*	150*	150*	N/A	AZ**	150*	36	N/A	N/A
RESIDENTIAL																		
SINGLE FAMILY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R						
COMMUNITY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R	R					
ANCILLARY UNIT	R																	
TWO FAMILY RESIDENCE		R																
MULTI FAMILY HOUSING																		
DORMITORY																		
HOME OFFICE	R	R	R	R	R	R	R	R	R	R	R	R	E	R				
LIVE - WORK															R			
WORK - LIVE															R			
LODGING															R	R	R	R
BED & BREAKFAST															R	R	R	R
INN															R	R	R	R
HOTEL															R	R	R	R
OFFICE															E	R	R	R
OFFICE															R	R	R	R
COMMERCIAL															R	R	R	R
AUTO-RELATED COMMERCIAL ESTAB.															R	R	R	R
ENTERTAINMENT ESTABLISHMENT															R	R	R	R
ENTERTAINMENT ESTAB. - ADULT															R	R	R	R
FOOD SERVICE ESTABLISHMENT															W	W	W	W
ALCOHOL BEVERAGE SERVICE ESTAB.															R	R	R	R
GENERAL COMMERCIAL															W	E	R	R
MARINE RELATED COMMERCIAL ESTAB.															E	E	E	E
OPEN AIR RETAIL															E	E	R	R
PLACE OF ASSEMBLY															R	R	R	R
RECREATIONAL ESTABLISHMENT															E	E	R	R
CIVIC															W	E	W	R
COMMUNITY FACILITY															R	R	R	R
RECREATIONAL FACILITY	E	E	E	E	R	R	E	R	R	E	R	E	E	E	R	R	R	R
RELIGIOUS FACILITY	E	E	E	E	R	R	E	R	R	E	R	E	E	E	R	R	R	R
REGIONAL ACTIVITY COMPLEX															W	E	W	R
CIVIL SUPPORT															W	E	W	R
COMMUNITY SUPPORT FACILITY															R	R	W	R
INFRASTRUCTURE AND UTILITIES				W	W	W	W	W	W	W	W	W	W	W	E	E	E	E
MAJOR FACILITY															R	E	R	R
MARINA															R	E	R	R
PUBLIC PARKING															E	W	W	R
RESCUE MISSION															E	R	R	R
TRANSIT FACILITIES															E	R	R	R
EDUCATIONAL															E	E	R	R
CHILDCARE															E	E	R	R
COLLEGE / UNIVERSITY															E	E	R	R
ELEMENTARY SCHOOL	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
LEARNING CENTER															E	W	W	R
MIDDLE / HIGH SCHOOL	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
PRE-SCHOOL	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E
RESEARCH FACILITY															E	R	R	R
SPECIAL TRAINING / VOCATIONAL															E	R	R	R
INDUSTRIAL															R	R	W	R
AUTO-RELATED INDUSTRIAL ESTBL.															R	R	W	R
MANUFACTURING AND PROCESSING															R	R	W	R
MARINE RELATED INDUSTRIAL ESTBL.															R	R	R	R
PRODUCTS AND SERVICES															R	R	W	R
STORAGE/ DISTRIBUTION FACILITY															R	R	W	R

R Allowed By Right

W Allowed By Warrant: Administrative Process - CRC (Coordinated Review Committee)

E Allowed By Exception: Public Hearing - granted by PZAB (Planning, Zoning & Appeals Board)

Boxes with no designation signify Use prohibited.

Uses may be further modified by Supplemental Regulations, State Regulations, or other provisions of this Code. See City Code Chapter 4 for regulations related to Alcohol Beverage Service Estab.

* Additional densities in some T6 zones are illustrated in Diagram 9.

** AZ: Density of lowest Abutting Zone

Specific to T6 Zones

BUILDING DISPOSITION

Building disposition describes where the building sits in relation to the lot or parcel. The following are the specific regulations that apply to building disposition in a T6 zone. The diagrams below explain building setback requirements specific to each T6 zone. These regulations ensure that transitions occur between transects—creating a natural separation between buildings of incrementing capacity.

T6-8 ZONE BUILDING DISPOSITION

LOT OCCUPATION

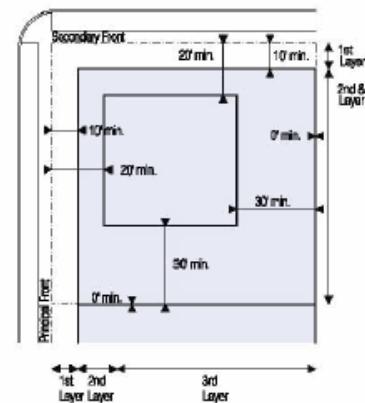
- a. Lot Area 5000 sq.ft. min.; 40,000 sq. ft. max
- b. Lot Width 50 ft. min
- c. Lot Coverage 80% max.
1-8 stories 15,000 sq. ft. max.
Above 8 story floor plate for Residential & Lodging 30,000 sq. ft. max.
floor plate for Office & Commercial 5/ 25% additional Public Benefit
- d. Floor Lot Ratio (FLR) 5/ 25% additional Public Benefit
- e. Frontage at front setback 70% min.
- f. Open space Requirements 10% lot area min.
- g. Density 150 du/acre max.

BUILDING SETBACK

- a. Principal Front 10 ft. min.
- b. Secondary Front 10 ft. min.
- c. Side 0 ft. or 30 ft. min.
above 8th story 0 ft. or 30 ft. min.
above 8th story
- d. Rear 0 ft. min. 1rst through
5th story 10 ft. min. 6th
through 8th story 30 ft. min. above 8th
story
- e. Abutting T5 6 ft. min. 1rst through
5th story 26 ft. min. above 5th
story
- Abutting T4 6 ft. min. 1rst through
3rd story 26 ft. min. above 5th
story
- Abutting T3 26 ft. min. 4th
through 5th story 46 ft. min. above 5th
story
- f. Across street from T3
Principal front 10 ft. 1rst through 3rd
story
Secondary front 20 ft. min. above 3rd
story

Note: This Building Placement applies to all T6 Zones.

BUILDING PLACEMENT



T3 SUB-URBAN			T4 URBAN GENERAL			T5 URBAN CENTER			T6 URBAN CORE			C CIVIC			D DISTRICTS		
R	L	O	R	L	O	R	L	O	R	L	O	CS	CI	CI-HD	D1	D2	D3
9	9	18	36	36	36	65	65	65	150*	150*	150*	N/A	AZ**	150*	36	N/A	N/A
RESIDENTIAL																	
SINGLE FAMILY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R						
COMMUNITY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R						
ANCILLARY UNIT	R			R	R	R	R	R	R	R	R						
TWO FAMILY RESIDENCE		R		R	R	R	R	R	R	R	R						
MULTI FAMILY HOUSING			R	R	R	R	R	R	R	R	R						
DORMITORY				E	E	E	E	E	E	E	E						
HOME OFFICE	R	R	R	R	R	R	R	R	R	R	R						
LIVE - WORK			R	R	R	R	R	R	R	R	R						
WORK - LIVE				R	R	R	R	R	R	R	R						
LODGING																	
BED & BREAKFAST				W	R	R	E	R	R	E	R	R	R	R			
INN					R		R	R	R	E	R	R	R	R			
HOTEL						R	R	R	R	R	R	R	R	R			
OFFICE						R	R	R									
OFFICE							R	R				E	R	R	R	W	
COMMERCIAL																	
AUTO-RELATED COMMERCIAL ESTAB.												W			R	R	
ENTERTAINMENT ESTABLISHMENT								R				W	R		R	R	
ENTERTAINMENT ESTAB. - ADULT															R		
FOOD SERVICE ESTABLISHMENT							R	R				R	R		R	R	
ALCOHOL BEVERAGE SERVICE ESTAB.							E	E				E	E		E	E	
GENERAL COMMERCIAL							R	R				R	R		R	R	
MARINE RELATED COMMERCIAL ESTAB.												W	W		R	R	
OPEN AIR RETAIL												W	W		R	R	
PLACE OF ASSEMBLY												R	R		R	R	
RECREATIONAL ESTABLISHMENT												R	R		R	R	
CIVIC																	
COMMUNITY FACILITY							W	W				W	W		R	R	
RECREATIONAL FACILITY	E	E	E		E	R	R	E				R	R		R	R	
RELIGIOUS FACILITY	E	E	E		E	R	R	E				R	R		R	R	
REGIONAL ACTIVITY COMPLEX												E	E				
CIVIL SUPPORT																	
COMMUNITY SUPPORT FACILITY							W	W				W	W		R	R	
INFRASTRUCTURE AND UTILITIES				W	W	W	W	W	W			W	W		W	R	
MAJOR FACILITY							E	W	W			E	W		E	E	
MARINA								W	W			E	W		R	R	
PUBLIC PARKING								E	W			E	W		R	R	
RESCUE MISSION												E	W		E	W	
TRANSIT FACILITIES							W	W				E	W		R	R	
EDUCATIONAL							E	W	W			E	W		E		
CHILDCARE								E	W	W		W	W		E		
COLLEGE / UNIVERSITY								E	W	W		W	W		E		
ELEMENTARY SCHOOL	E	E	E		E	E	E	E	W	W		E	W		E		
LEARNING CENTER							E	E	E			E	W		E		
MIDDLE / HIGH SCHOOL	E	E	E		E	E	E	E	W	W		R	R		E	E	
PRE-SCHOOL	E	E	E		E	E	E	E	E	R	R	E	W		E		
RESEARCH FACILITY									R	R		R	R		E	R	
SPECIAL TRAINING / VOCATIONAL							E					W	W		E	R	
INDUSTRIAL															R	R	W
AUTO-RELATED INDUSTRIAL ESTBL.															R	R	W
MANUFACTURING AND PROCESSING															R	R	W
MARINE RELATED INDUSTRIAL ESTBL.															R	R	R
PRODUCTS AND SERVICES															R	R	W
STORAGE/ DISTRIBUTION FACILITY															R	R	W

R Allowed By Right

W Allowed By Warrant: Administrative Process - CRC (Coordinated Review Committee)

E Allowed By Exception: Public Hearing - granted by PZAB (Planning, Zoning & Appeals Board)

Boxes with no designation signify Use prohibited.

Uses may be further modified by Supplemental Regulations, State Regulations, or other provisions of this Code. See City Code Chapter 4 for regulations related to Alcohol Beverage Service Estab.

* Additional densities in some T6 zones are illustrated in Diagram 9.

** AZ: Density of lowest Abutting Zone

Calle Ocho Multifamily and Retail

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1320-1322 SW 7th Street

Little Havana, Miami, FL 33135



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