



FOR SALE

# SHOVEL-READY 10-UNIT DEVELOPMENT OPPORTUNITY

BUENA VISTA | MIAMI, FL 33137  
**5434 NE MIAMI CT**  
FULLY APPROVED PLANS

**\$880,000**

LIST PRICE

**6,750 SF**

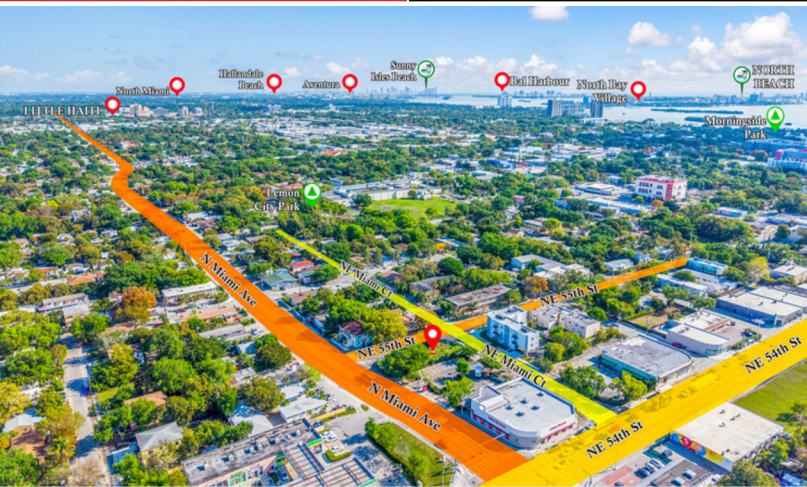
TOTAL LOT SIZE

**T5-O**

ZONING

**10**

POTENTIAL BUILDABLE UNITS



## FAUSTO COMMERCIAL PRESENTS

Shovel-ready multifamily development opportunity in Miami's Biscayne Corridor. This vacant site includes fully approved plans and permits for 10 units, allowing construction to begin immediately. The proposed unit mix consists of 8 two-bedroom units and 2 three-bedroom units, with a projected NOI of **\$248,640** and an estimated value of \$4,144,000 at a **6% cap rate**. Recently reduced to \$880,000, this offering presents a compelling basis in a high-growth location near the Design District, Wynwood, and Magic City.

## INVESTMENT HIGHLIGHTS

- Seller financing considered
- Approx. **\$88,000 per unit**
- Approx. **\$46/SF buildable**
- 19,100 buildable SF
- Eliminates entitlement and permitting delays

## ALLOWABLE USES

MULTIFAMILY

ENTERTAINMENT

RETAIL

RESTAURANT

MEDICAL

HOTEL

EXCLUSIVELY LISTED BY



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