



## 7900 NW 21ST AVE MIAMI FL 33147

**NEAR SHOVEL READY!**

### **26 UNIT MIX-USED DEVELOPMENT SITE**

Final site plan approved for a five-story, 26-unit building with two ground-floor retail bays. **SELLER FINANCING** available. Approvals include a 25% workforce-housing density bonus and 100% parking reduction; four units are designated WHUs. No on-site parking required. Offered at \$45,000 per unit; nearly shovel-ready sites in Little Havana and Wynwood trade well above \$80,000 per unit. West Little River pricing remains below nearby submarkets, while adjacent Hialeah is seeing major projects such as the 661-unit Metro Parc North—indicating active investment and future demand. OM and full plans available on request; contact us to discuss the opportunity and construction financing.

**PRICE: \$1,099,000**

**LotSize: 9,450SF**

**Zoning: UC-MC**

### **Highlights:**

- Final Site Plan Approved. Start building in 3 to 4 months.
- 5 approved stories, & 4 units dedicated to Workforce Housing, 100% parking waived
- Total Building Size: 35,467 SF
- Near Hialeah Hospital and major retailers like Walmart, Walgreens, Fed Ex, multiple food markets.

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