



591 NW 34 ST MIAMI, FL 33127

Approved and ready to build! This 17-unit apartment project, featuring twelve 2-bed units and five 1-bed units—comes with approved plans and only impact fees left to pay. Designed with premium amenities including a rooftop and gym, it's income-producing at \$3,500/month.

Located just minutes from Midtown, Edgewater, Brickell, the Design District, and Miami International Airport. Estimated resale value of \$6M (\$352K/unit) offers strong upside potential.

Contact us today

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PRICE: \$1,299,000

Building Size: 1,313 SF

Lot Size: 5,153 SF

Zoning: T5-O, NRD-2

COMPS

**135 NW 32ND ST
MIAMI, FL 33127**

\$1,213,000

3/26/25

T4-R

5,000 SQFT LOT

\$80,000 / DOOR

\$242 PPSF

SHOVEL READY

**246 NW 34 TER
MIAMI, FL 33127**

\$1.3M

5/14/25

T4-R

5,350 SQFT LOT

\$242 PPSF

**3016 NW 1 AVE
MIAMI, FL 33127**

\$1,576,000

2/27/25

T5-L

4,830 SQFT LOT

\$326 PPSF