

MELROSE REDEVELOPMENT

116 UNITS WITH EXISTING INCOME



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COMMERCIAL

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KEY BISCAYNE

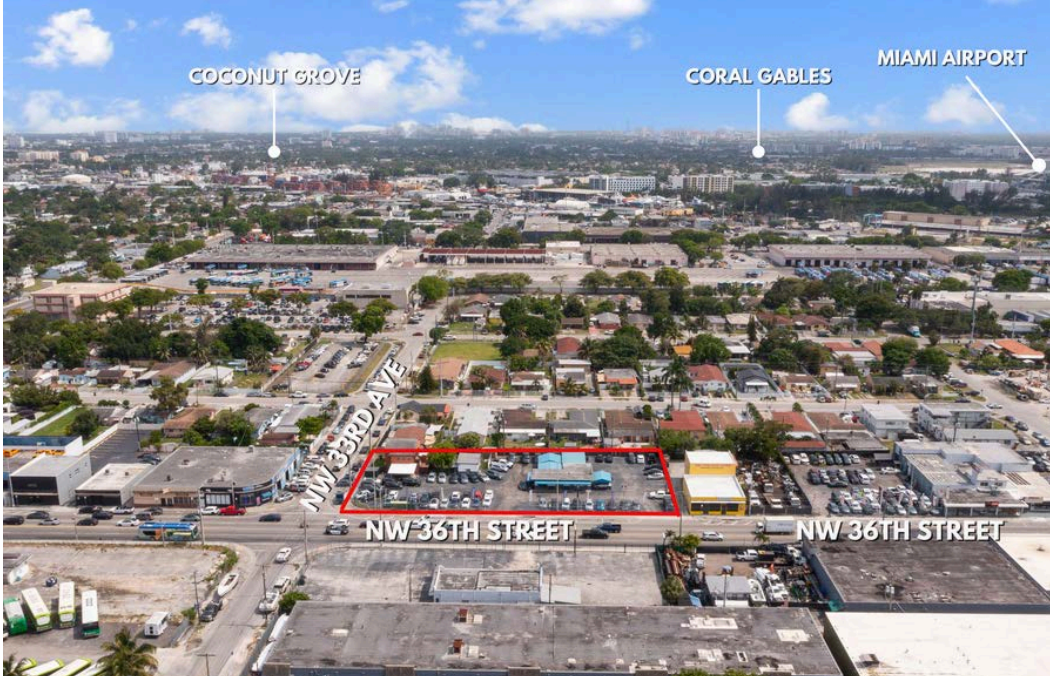
COCONUT GROVE

CORAL GABLES

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RE/MAX 360 proudly presents a prime redevelopment opportunity in the vibrant WOW District:

**"MELROSE REDEVELOPMENT
116 units with EXISTING INCOME."**

This offering includes two contiguous lots on 36th Street, totaling approximately 0.77 acres or around 34,000 square feet. The property features a commercial auto dealer storefront of about 1,000 square feet on the western lot, and a residential duplex with approximately 2,800 square feet on the corner. Both structures are currently occupied by short-term tenants, generating an annual rental income of \$216,000.00.

The lots benefit from favorable T6-8 O zoning, which allows for development density of 150 units per acre "by right."

The submarket extends north from the City of Miami Gardens to the Allapattah neighborhood to the south, bordered by I-95 on the east. This area includes the Hard Rock Stadium—home to the Miami Dolphins, Orange Bowl, Miami Open, and the Miami Grand Prix for Formula One. It is approximately 15 miles from the retail and entertainment centers of Downtown Miami and the Brickell office hub, and about 17 miles from Miami Beach.

Construction has surged in the southern Allapattah neighborhood, just west of the popular Wynwood area, as it develops its own arts and cultural attractions. The planned Miami Gardens City Center near the Hard Rock Stadium, focusing on mixed-use developments, is poised to boost renter demand in the region.



PROPERTY HIGHLIGHTS

- 0.77 Acre with +/- (2) structures, both Resi. & Commercial property
- \$216,000.00 rent in place
- Redevelopment Potential for 116 Units
- 250 Linear Feet on highly traveled NW 36 Street

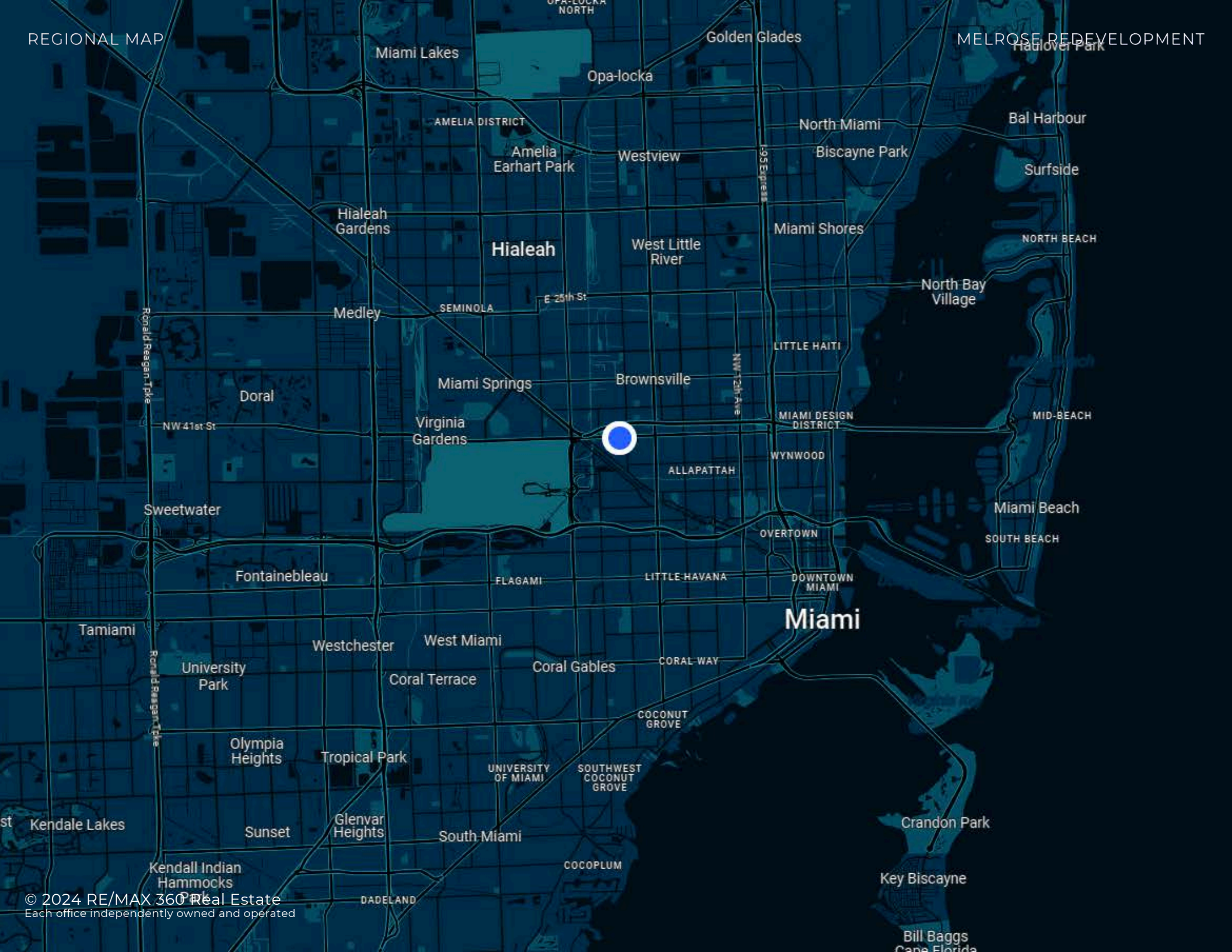
LOCATION HIGHLIGHTS

- Along NW 36 Street
- Between Palmer Lake Area & Allapattah
- 2,5 miles from Miami International Airport
- T 6 -8 O zoning/ 150 units per acre
- **3520 NW 33 AVE & 3340 NW 36 ST**

SITE DETAIL

- Land Size: .77 Acre
- Zoning : T 6-8 O
- Parcel ID :01-3128-013-3450 & 01-3128-013-3440
- +/- 250 Linear feet on NW 36 street
- **Asking \$4,750,000.00**

Seller Financing Available



KEY BISCAYNE

COCONUT GROVE

CORAL GABLES

NW 33RD AVE

NW 36TH STREET

NW 37TH STREET

PROPOSED

MELROSE REDEVELOPMENT



COCONUT GROVE

CORAL GABLES

MIAMI AIRPORT

NW 36TH STREET

NW 37TH STREET

NW 33RD AVE



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NW 36TH STREET
NW 37TH STREET

CORAL GABLES

MIAMI
INTERNATIONAL
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NW 36TH STREET

NW 33RD AVE

TOTAL BUILDING AREA	159,838 ft²
Total Building Height	6 Levels
Maximum Building Footprint	26,892 ft²
Maximum Liner Footprint	7,767 ft²
Maximum Tower Footprint	15,000 ft²
Common Space Area	13,920 ft²
Building Coverage	80 %
FLR	5

RESIDENTIAL AREA NET	69,600 ft²
Residential Units	116 DU
Residential Units Average Size	600 ft²
Residential Height (Levels)	6 Levels

PARKING AREA	76,318 ft²
Total Parking Required	185 Spaces
Total Shared Parking Required	186 Spaces
Parking Structure Height	4 Levels
Total Provided Parking Capacity	218 Spaces
On-Street Parking Capacity	14 Spaces
Parking Structure Capacity	193 Spaces
Parking Structure Area	76,318 ft²
Surface Parking Capacity	11 Spaces

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[CLICK HERE FOR SURVEY 1 SURVEY 2](#)



Residential
 Parking
 Lot

NEARBY DEVELOPMENT



READ MORE

MIAMI RIVER

ROVR LANDS \$66M CONSTRUCTION LOAN FOR 300-UNIT APARTMENT PROJECT AMID MIAMI RIVER DEVELOPMENT BOOM EIGHT-STORY BUILDING IS FIRST PHASE OF RIVER RAPIDS DEVELOPMENT

ROVR Development scored a \$66 million construction loan for a 300-unit apartment project on the Miami River. Coral Gables-based ROVR will start construction this month on the eight-story Tides building with a 444-space garage at 2750 Northwest South River Drive in Miami, according to the development firm's news release. Los Angeles-based alternative investment manager Kayne Anderson is the lender. Tides is part of ROVR's two-phase River Rapids project on the Miami River. The second phase will consist of the 12-story, 293-unit Moorings building, adjacent to Tides. ROVR purchased the development site in 2020 for **\$15 million**. River Rapids is expected to be completed in the fourth quarter of next year, according to a ROVR spokesperson. Led by Oscar Rodriguez and Ricardo Vadia, ROVR has bigger plans for the area. On a 6.2-acre property near the River Rapids site, ROVR wants to develop a 1,000-unit apartment project. ROVR paid **\$23.5 million** for the site at 1701 and 1851 Delaware Parkway in Miami last year. Construction of this project is expected to start in the first quarter of 2026, ROVR's spokesperson said.

NEARBY DEVELOPMENT



MIAMI
RIVER

LISSETTE CALDERON PROPOSES 1,250 APARTMENTS NEAR BECKHAM SOCCER STADIUM

NEOLOGY LIFE DEVELOPMENT GROUP PAID \$32M FOR SITE NEAR MIAMI RIVER LAST YEAR

Lissette Calderon wants to develop a 1,250-unit apartment complex near the planned Beckham soccer stadium, marking her largest project yet, in a long-overlooked area along the Miami River. Neology Life Development Group, led by Calderon, proposes three 15-story buildings on the 7.3-acre site of a shuttered car rental facility at 2301 Northwest 33rd Avenue in unincorporated Miami-Dade County, according to an application filed to the county last week and Neology representatives. Plans also call for 48,300 square feet of commercial space and 879 parking spaces. Calderon confirmed the units will be apartments. In September, the Miami-based firm bought the site, which includes 25,000 square feet of buildings that were formerly a National Car Rental facility, for \$32.2 million, records show. The property is on the north side of the Tamiami Canal and about 900 feet from the Miami River. The area, known as Palmer Lake, has been mostly untouched by the development flurry that has taken hold along the eastern portions of the river near Miami's Brickell and downtown neighborhoods.

NEARBY DEVELOPMENT



VIVIAN DIMOND PLANS NEARLY 900-UNIT WORKFORCE HOUSING PROJECT NEAR ALLAPATTAH

\$175M DEVELOPMENT CALLS FOR TWO 15-STORY BUILDINGS DESIGNED BY ARQUITECTONICA, NEXT TO METRORAIL STATION

Developer and investor Vivian Dimond took over a land lease near Allapattah where she plans a nearly 900-unit workforce housing project, The Real Deal has learned. [Dimond](#), a principal at the Coconut Grove-based private equity firm Bayshore Grove Capital, said the project will cost an estimated \$175 million to develop. It's expected to include two 15-story buildings constructed next to the Earlington Metrorail Station at 2100 Northwest 41st Street in Miami's Model City, on the northern border of Allapattah. Dimond's Earlington Metro LLC paid \$9 million to acquire the 99-year land lease from EH Development, led by Alain Lantigua, in August, records show. EH Development signed the lease with Saint James Community Development Corp. in 2020. Miami-Dade County owns the 7-acre property. Arquitectonica is designing the project, which will include 856 apartments ranging from studios to three-bedroom units, as well as about 35,000 square feet of retail space, according to a press release. Dimond, who is also the broker at Brown Harris Stevens Miami, said it will take about a year and a half for the plans and permits to be ready to begin construction. Construction will be staggered so that one tower is completed ahead of the other.

ALLAPATTAH

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