



INVESTMENTS REALTY

OFFERING MEMORANDUM

MULTIFAMILY CLOSE TO MIAMI WORLDCENTER & OVERTOWN

1302 NW 1st Pl, Miami FL 33136

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ASSET BREAKDOWN

Global Investments Realty is pleased to present the unique opportunity to acquire a strategically placed small multifamily situated on Downtown Miami and close to the Miami's key market, Miami WorldCenter.

- 2 story building with 4 units next to the I-395/State Road 836. Gross building of +/- 2,928 SF in 4,750 SF lot size.
- Fourplex, 2/1 units, currently vacants; rents in the area for 2/1 apts from \$2,000/mo.
- Lot is in an Opportunity Zone Area.
- Favorable T6-8-L Zoning designation.
- Automatic upzone due to Overtown CRA allows to increase the height of a development up to 20 floors and double the density. It must include a qualifying affordable housing component.
- 2 minutes to Miami Central; 8 minutes to Miami Intl. Airport; 4 minutes to the Port of Miami; 10 minutes to South Beach. Next to the new 30-acre of public open space, the I-395 Signature Bridge / Underdeck Project.

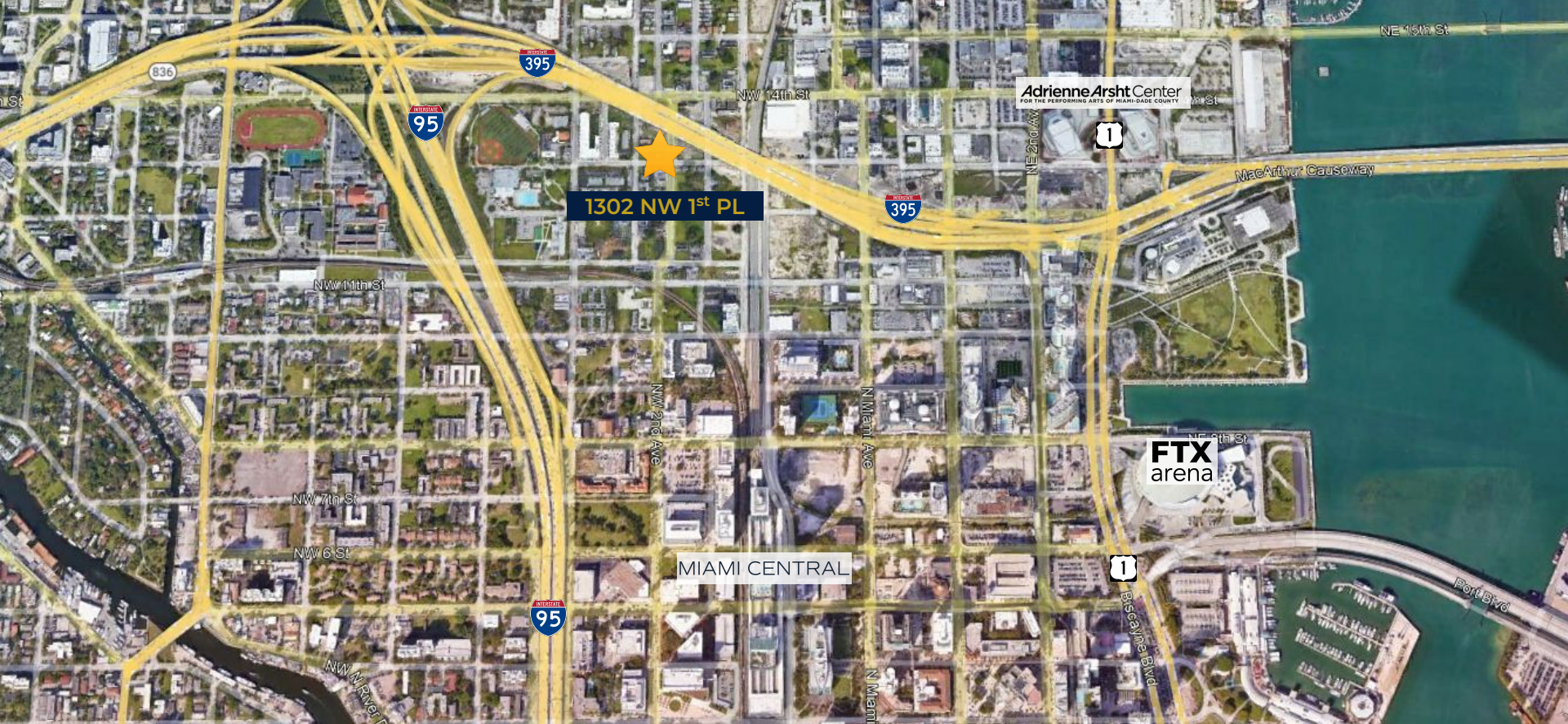
List Price - \$950,000

MULTIFAMILY CLOSE TO MIAMI
WORLD CENTER & OVERTOWN

JOEL RODRIGUEZ | Broker

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C. 786.285.7739



1302 NW 1st PL

MIAMI CENTRAL



E11EVEN
RESIDENCES MIAMI

E11EVEN
RESIDENCES MIAMI
Beyond

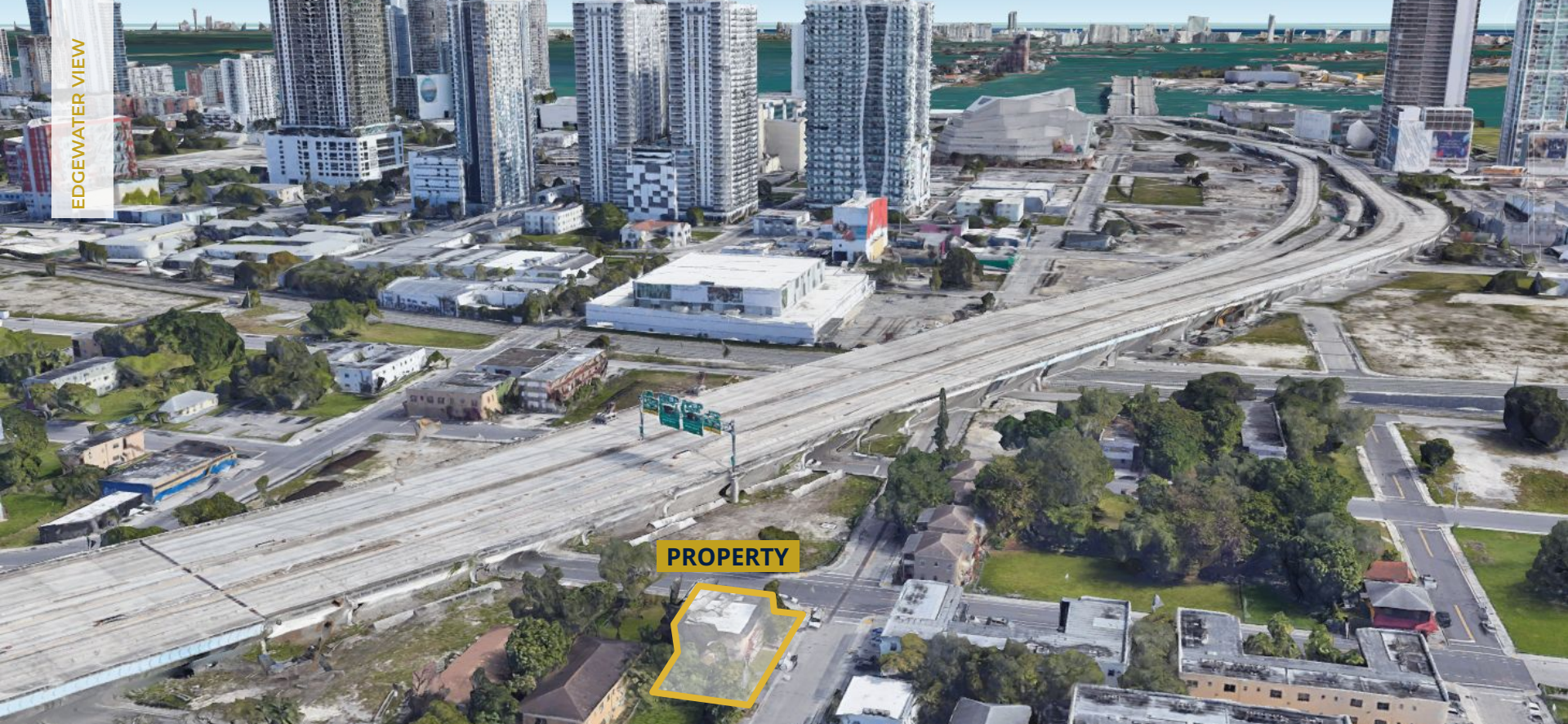
LEGACY
HOTEL & RESIDENCES

MIAMI CENTRAL

PARK LINE
MIAMI

PROPERTY

EDGEWATER VIEW



PROPERTY

STREET LEVEL



Block Overview

Folios: 01-3136-009-0820
01-3136-009-0810
01-3136-009-0800
01-3136-009-0780
01-3136-009-0790

Land Acres: +/- 0.56 AC

Lot Size: +/- 24,500 SF

Zoning: T6-8-L

Buildable SF: 122,500

w/Public
Benefit: 153,125

In Overtown
CRA Overlay 168 Units [300 p/acre]

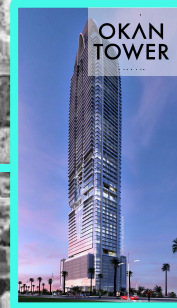


SIGNATURE BRIDGE

This new development will have 30-acre of public open space and it will be a massive project along I-395/State Road 836 between Northwest Third Avenue and Biscayne Bay. The I-395 Heritage Trail/Signature Bridge Underdeck Project is expected to feature an amphitheater with lighting and murals, a fountain square, public art, a Heritage Trail with enhanced pavement, a Caribbean Heritage Plaza, and a pedestrian bridge.



GROUND BREAKING





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