



INVESTMENTS REALTY

**DEVELOPMENT SITE**

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Multifamily & Covered Land Play - Edgewater Submarket

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601 NE 22 Street, Miami FL 33137

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# ASSET BREAKDOWN

Global Investments Realty is pleased to present an opportunity to acquire an apartment building located next to the Biscayne Bay in one of Miami's growing upscale markets, Edgewater.

- Located in prime Edgewater neighborhood with stunning waterfront views of the Bay, offers a unique opportunity to redevelop or maintaining these rental apartments.
- Total lot of 15,230 SF with a five-story apartment building that comprise 23 residential units of 1 bedroom and 1 bathroom.
- Conveniently zoned T6-36a-L, by right, it can be built up to 52 units and 180,760 SF, plus an additional 40% more with Public Benefit.
- Property is surrounded by several luxury buildings, totaling over 6,000 units.
- Adjacent to the bay and Biscayne Boulevard, and just few minutes from Midtown, Wynwood, Design District, A&E District, Downtown and Brickell, these properties are at the center of the best that Miami can offer.
- Income & Expenses and Rent Roll can be provided by inquiry or during the Due Diligence period.

MULTIFAMILY / DEVELOPMENT SITE	JOEL RODRIGUEZ   Principal / Broker	joel@glirealty.com	O. 305.635.3005 C. 786.285.7739
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by the principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

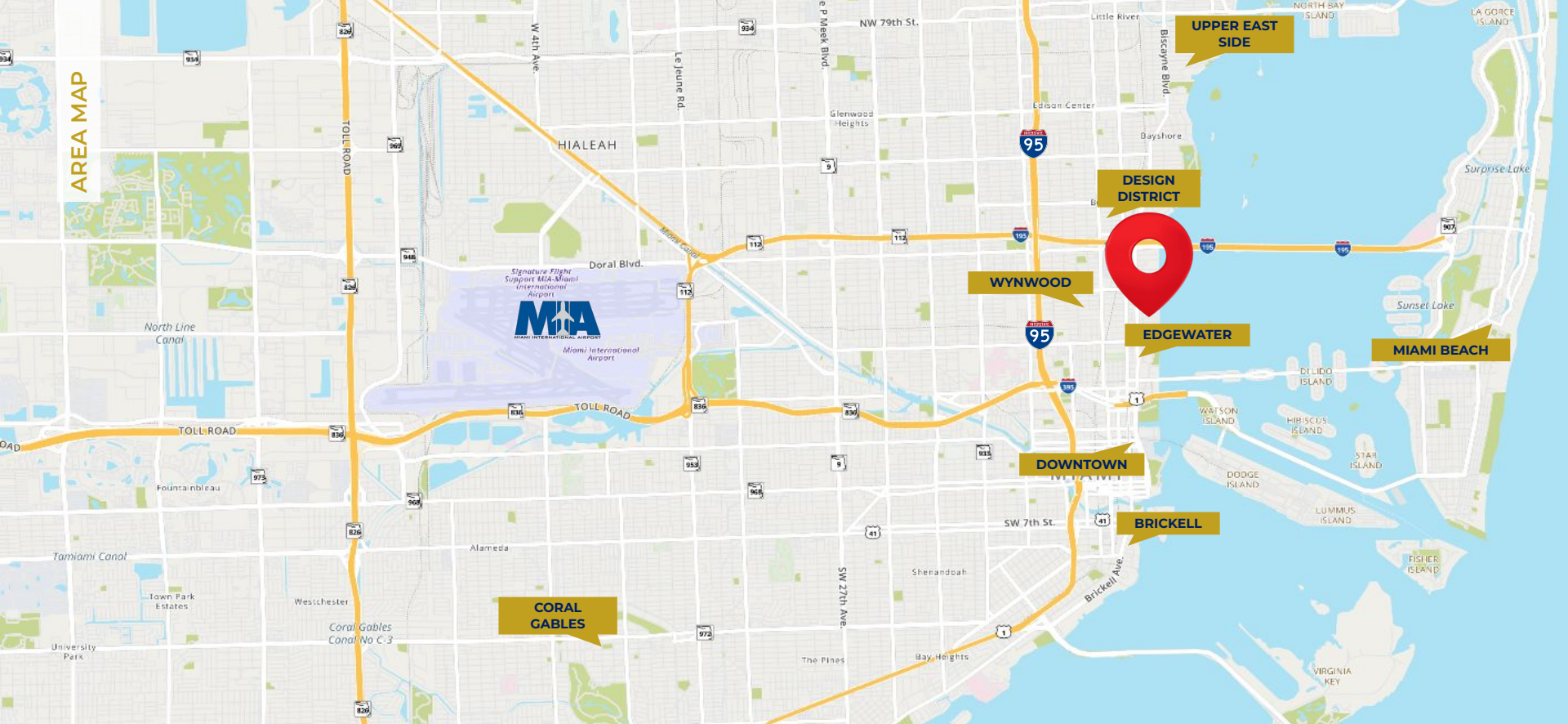




## CITY OF MIAMI - EDGEWATER SUBMARKET

<i>Folio:</i>	<b>01-3230-027-0030</b>
<i>Existing Building (LA):</i>	<b>20,799 SF*</b>
<i>Lot size:</i>	<b>15,230 SF*</b>
<i>Units:</i>	<b>23</b>
<i>Year Built:</i>	<b>1972</b>
<i>Structure Type:</i>	<b>Multi-Family</b>
<i>Zoning:</i>	<b>T6-36a-L</b>
 <i>PRICE:</i>	 <b>\$11,777,000</b>
<i>Price Per Unit:</i>	<b>\$560,809</b>
<i>Price Per Foot:</i>	<b>\$773.28</b>

*\* According to Property Appraiser - Miami-Dade County*

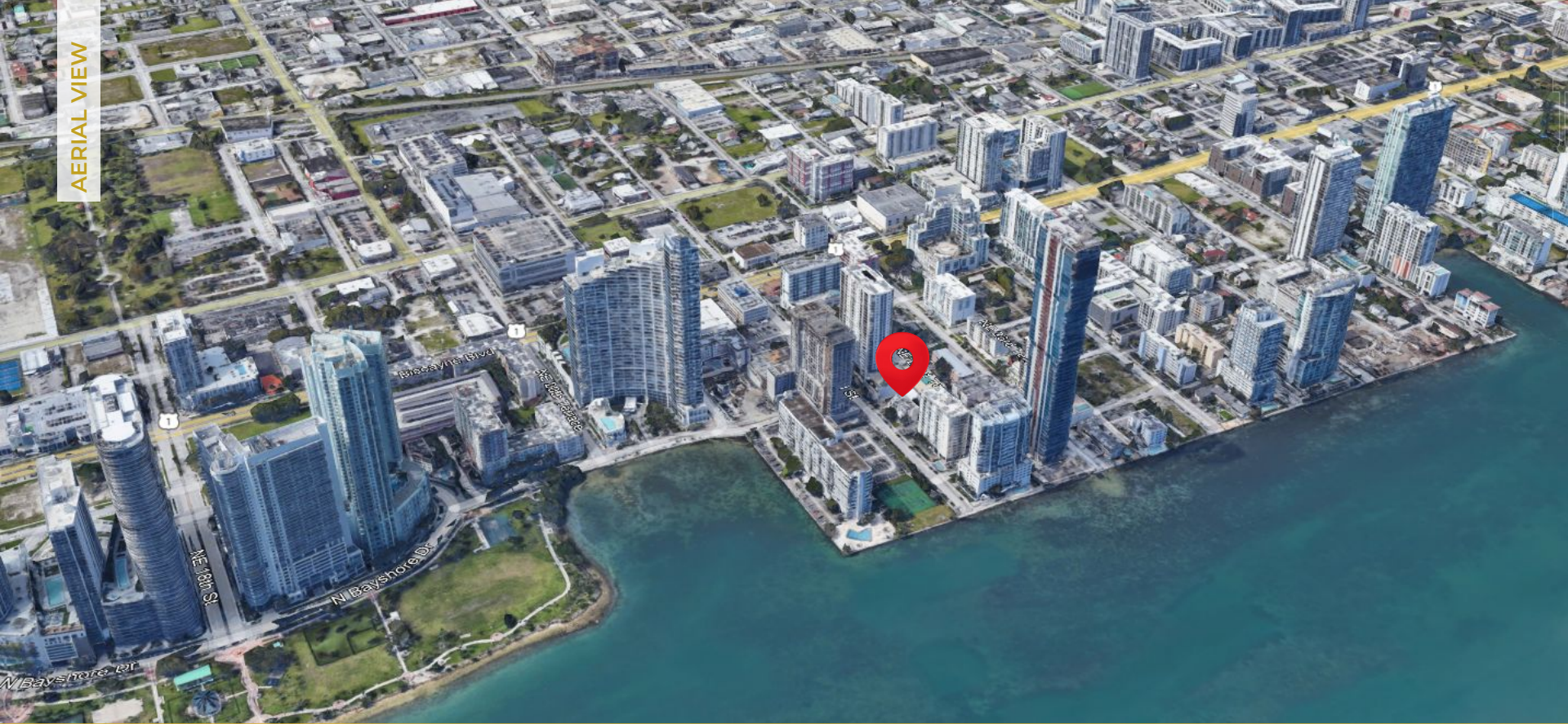








AERIAL VIEW





AERIAL VIEW





AERIAL VIEW



**SUBJECT PROPERTY**  
401-411 NE 22 ST

**NEIGHBORHOOD**  
EDGEWATER

**ASSET TYPE**  
MULTIFAMILY/DEV SITE



AERIAL VIEW



97'

157'

\* Measurements are approximate



STREET VIEW





STREET VIEW











## INTERIORS





— ESTD 1995 —

# GLOBAL

INVESTMENTS REALTY



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Principal | Broker  
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