

OFFERING MEMORANDUM

T6-36A LAND REDEVELOPMENT OPPORTUNITY

13,875 square feet
475-495 NE 25th Street, Miami, FL





Executive Summary

- Dettman Realty Group is proud to present an 13,875 of land development opportunity in the Edgewater district of Miami, Florida. Potential assemblage opportunities up to .44 acres in Miami's hottest and fastest growing area. Property zoning classification is T6-36A which offering density of up to 150 units per acre, offering a developer the opportunity to build up to 48 units. Locations lends itself to residential development with views of Biscayne Bay.

Key Investment Drivers

- T6-36A Zoning
- Assemblage opportunity up to .44 acres
- Edgewater – Miami's fastest growing area
- Potential views of Biscayne Bay
- Record tourism figures



Property Description

The Property represents an exceptionally well-located asset, positioned directly in the heart of Edgewater, just East of Biscayne Blvd with views of Biscayne Bay. With close proximity to Miami's Downtown and world-famous beaches, the Property is an exceptional development opportunity that offers flexible zoning.

Site Description

Tax Parcel ID 01-3230-024-0030, 01-3230-024-0030

Address 475-495 NE 25th Street, Miami, FL 33137

Land Area: 13,875 square feet

Current Use: Residential Multi-Family

Zoning: T6-36A

