



LOW RISE MULTI-FAMILY DEVELOPMENT SITE

Land for Sale - Allapattah Submarket

1871 NW 18th TER, Miami, FL 33125

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AERIAL VIEW



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SUBJECT PROPERTY
1871 NW 18 TER

NEIGHBORHOOD
ALLAPATTAH

ASSET TYPE
MULTI-FAMILY LAND

ASSET BREAKDOWN

Global Investments Realty is pleased to present the opportunity to acquire a low rise Multi-family development site in Miami's rapidly growing Health District

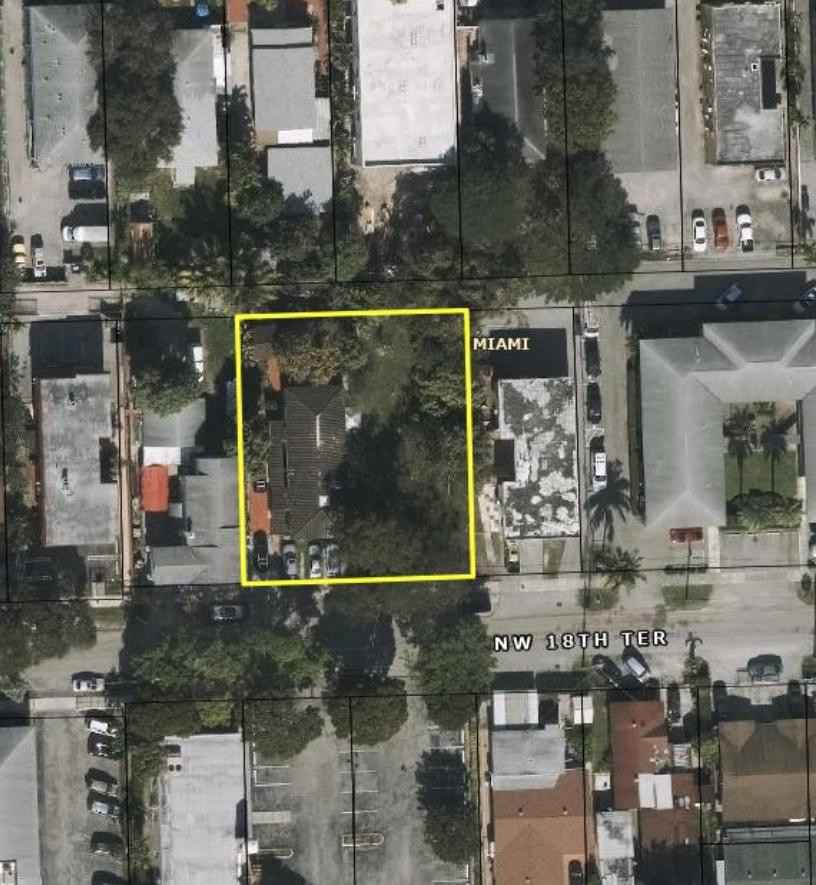
- **±13,396 SF Multi-family development Lot for Sale – Miami, FL.**
- Located in a geographic submarket, Allapattah, which is experiencing major growth and demand.
- Strategically situated right between Miami International Airport and U Health / Jackson Health District (one of the largest Health Districts in the country).
- Workforce Housing and Affordability incentives available through certain City Programs can provide possible:
 - Density increases
 - Parking reductions
 - Impact Fee reductions
- Existing Duplex onsite allows for income while obtaining approvals

Multi Family Development Site

LOUIS MCMILLIAN | VP Commercial

louis@glirealty.com

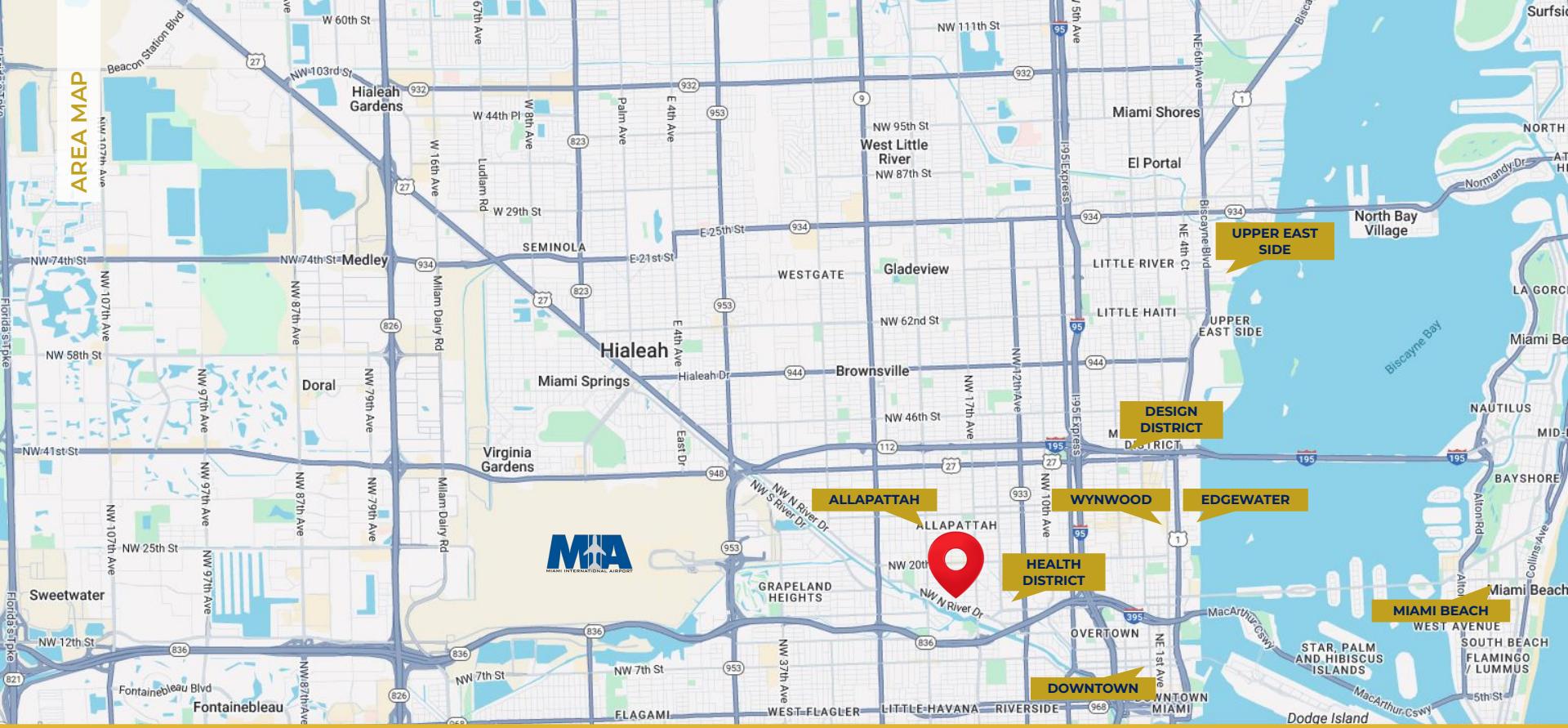
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C. 305.496.8400



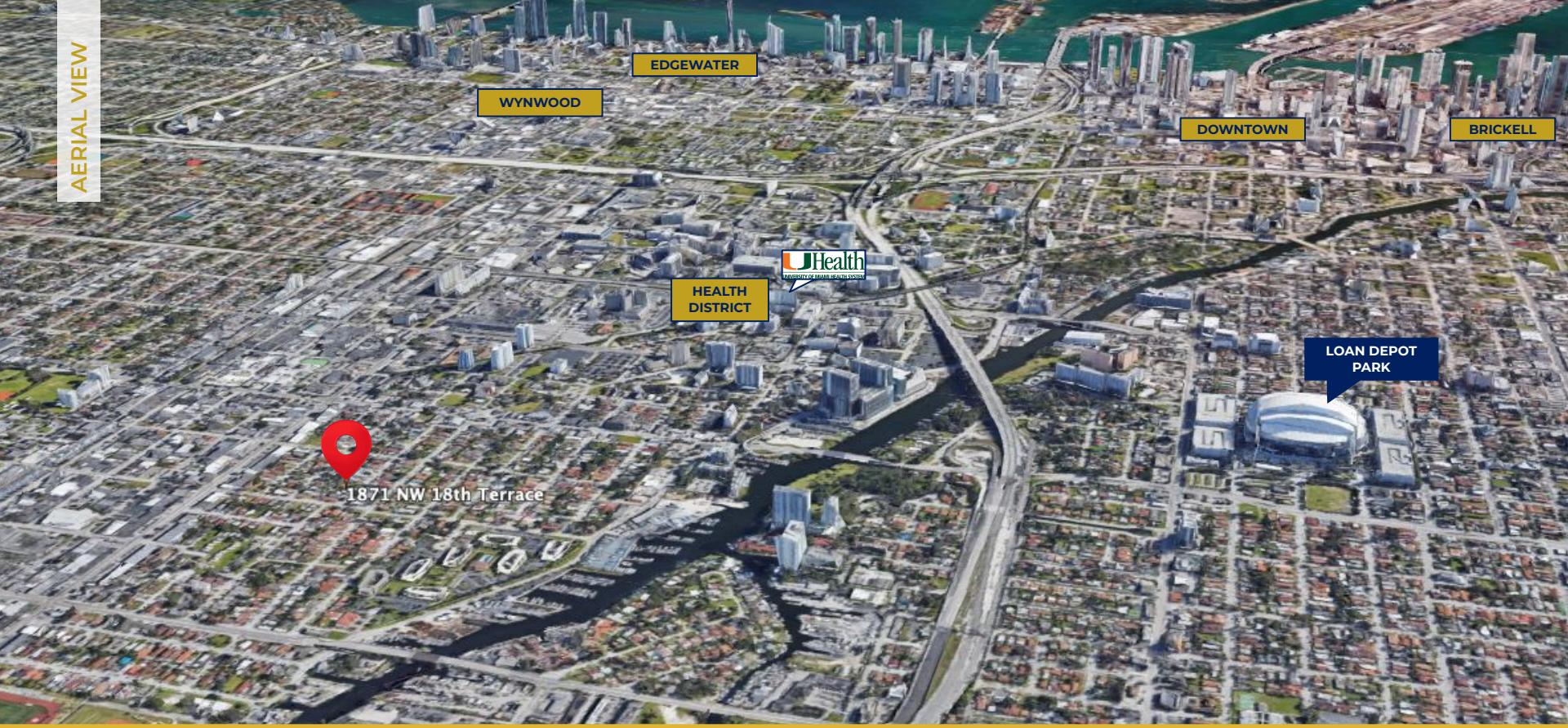
INVESTMENT SUMMARY

Lot Size:	±13,396 SF
Zoning:	T-4
Existing Building:	Duplex
Buildable Units:	11 (as of Right)* (* can be increased to 22 under specific City of Miami Affordability incentive)
Existing Cash Flow:	\$/month (month to month leases allow for increase)
Availability:	Immediate
Asking Price:	\$1,099,000

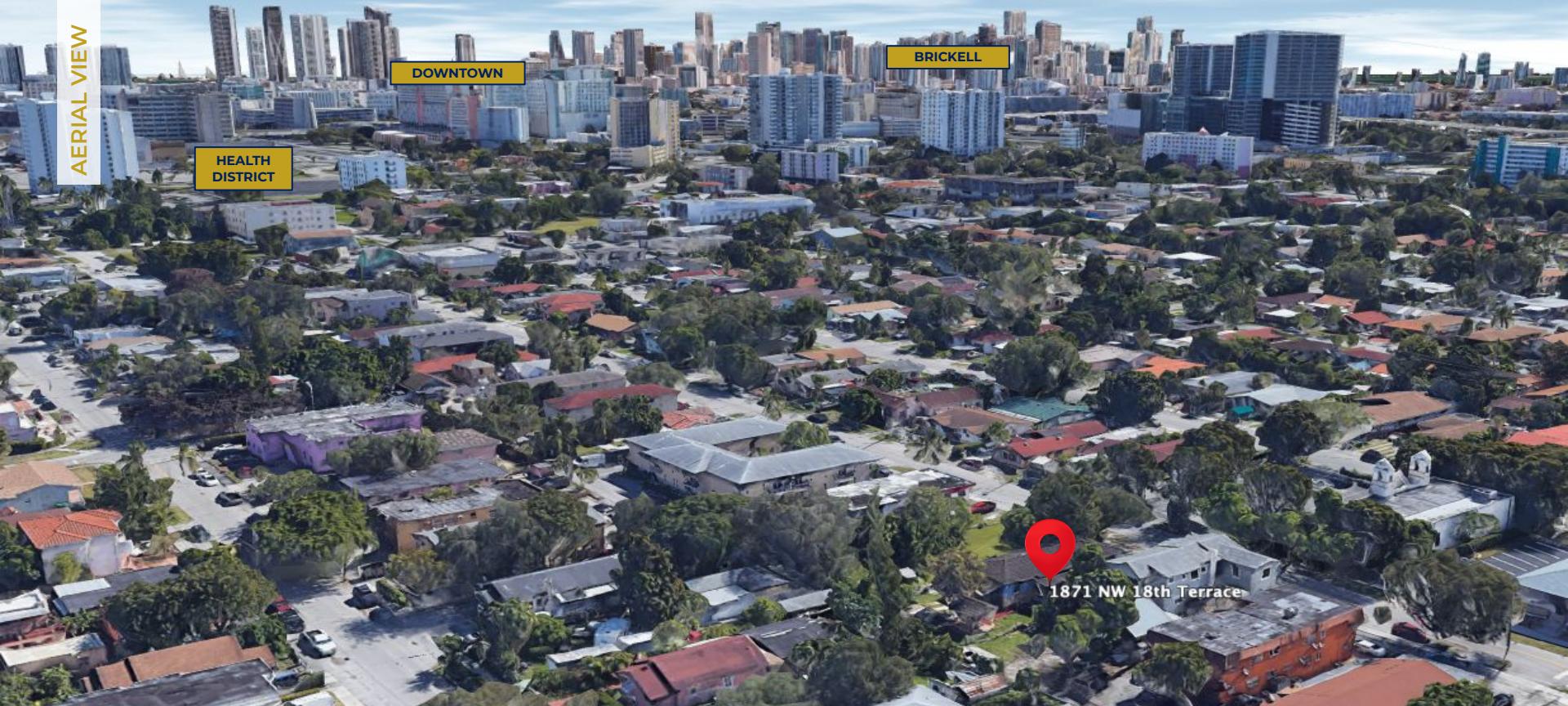
AREA MAP



AERIAL VIEW



AERIAL VIEW



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