



10 UNITS DEVELOPMENT LAND | LITTLE HAVANA

LAND FOR SALE
2146 SOUTHWEST 7TH STREET

PROPERTY TYPE
Land

TOTAL SIZE
7,493 SF

UNITS
10

ZONING
T4-L

PROPERTY OVERVIEW

FA Commercial is excited to present a fantastic opportunity in Little Havana—a prime development land with zoning approval for constructing a 3-floor, 10-unit apartment building (TL-4 Zoning). This is your chance to create a valuable asset in a thriving neighborhood known for its cultural vibrancy and strategic location.

PROPERTY HIGHLIGHTS

- Located in Transit Corridor
- Folio: 01-4103-020-008
- Measurements: 42' x 150'0"
- 3-floor
- 10-unit apartment building
- Parking: 15 spaces



FRONT (NORTH ELEVATION)

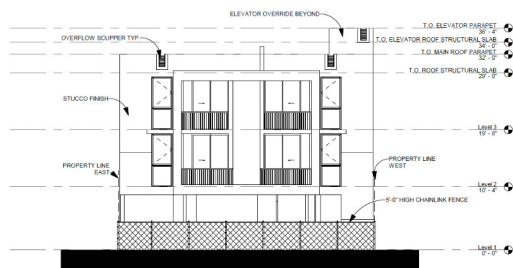
3/32" = 1'-0"

LEGEND

SW 6811 HONORABLE BLUE - SHERWIN WILLIAMS

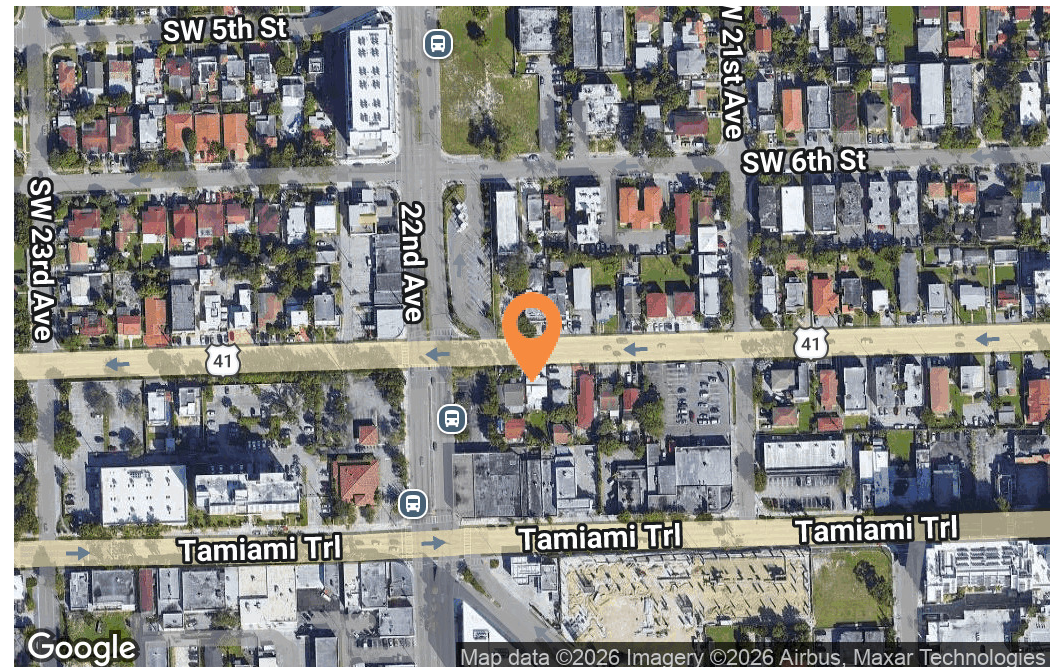
SW 7669 SUMMIT GREY - SHERWIN WILLIAMS

SW 7005 PURE WHITE - SHERWIN WILLIAMS



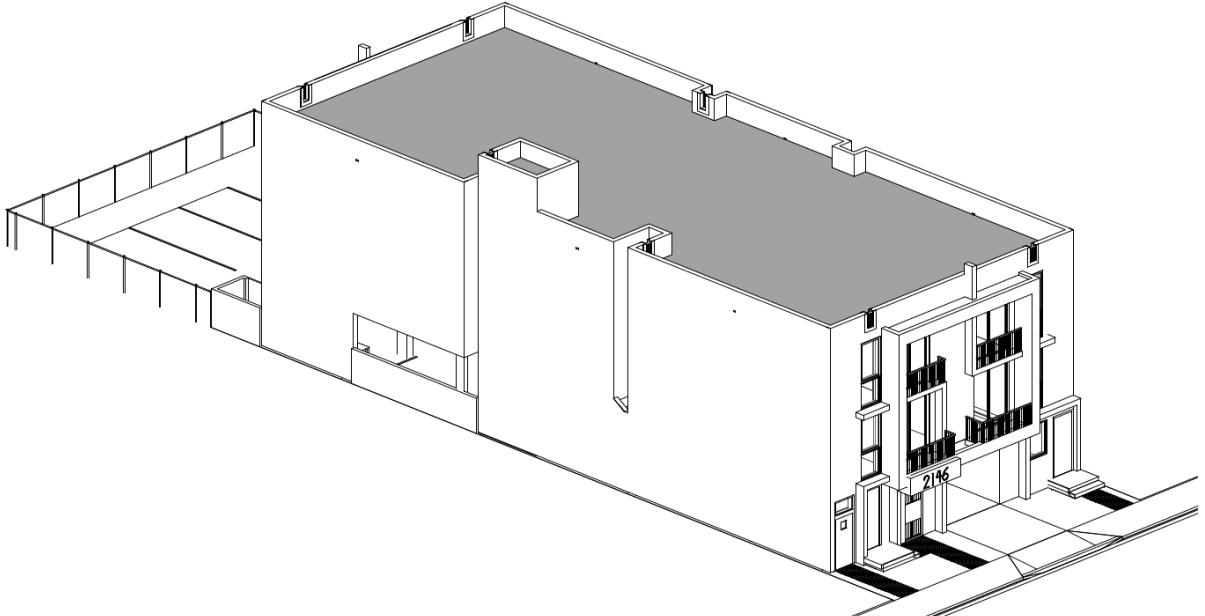
REAR (SOUTH ELEVATION)

3/32" = 1'-0"

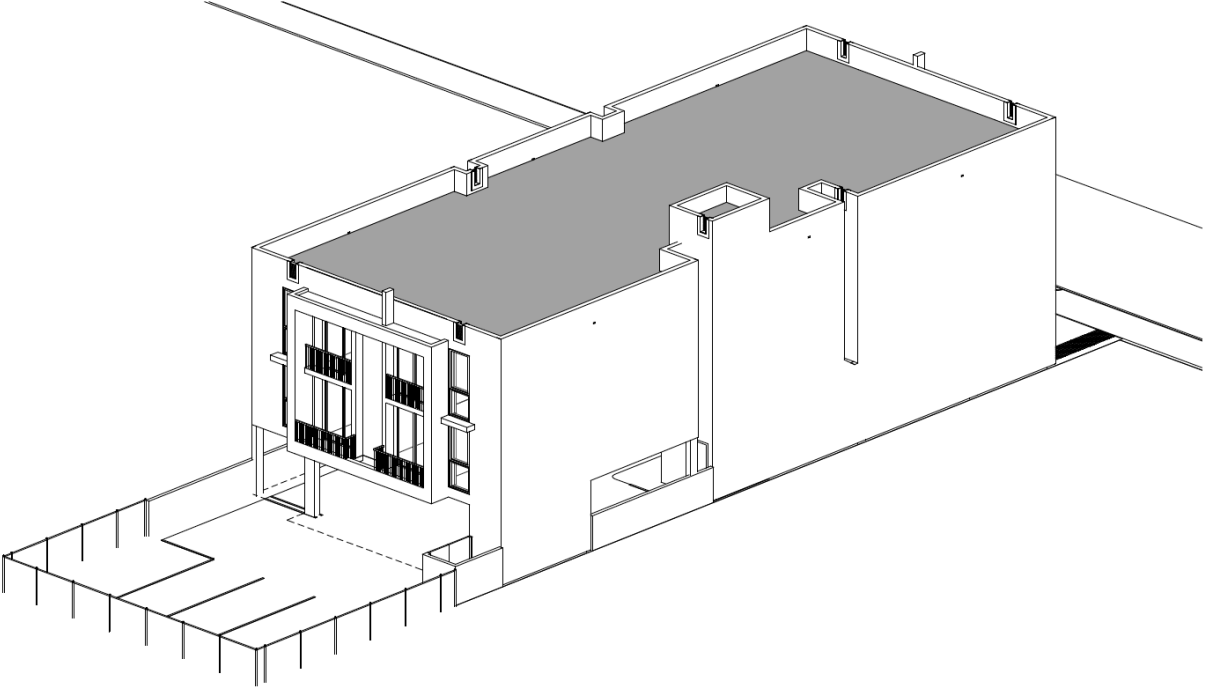


BUILDING DISPOSITION			
LOT OCCUPATION	REQUIRED/ALLOWED	PROPOSED	
a. LOT AREA • WITH VEHICULAR ACCESS	5,000 S.F. MIN.; 20,000 S.F. MAX. 1,400 S.F. MIN.; 20,000 S.F. MAX.	6,300 S.F. N/A	
b. LOT WIDTH • WITH REAR VEHICULAR ACCESS	50 FT. MIN. (FOR NEW PLATS) 16 FT. MIN.	42 FT (EXISTING) N/A	
c. LOT COVERAGE	60% MAX.	62.82% (4.71% WAIVER REQUESTED)	
d. FLOOR LOT RATIO (FLR)	N/A		
e. FRONTAGE AT FRONT SETBACK	50% MIN.	93.33%	
f. OPEN SPACE	15% LOT AREA MIN.	16.63%	
g. DENSITY	36 DU/AC MAX.	10 UNITS (5 UNITS W/ DOUBLE DENSITY PROVISION)	
BUILDING SETBACK			
a. PRINCIPAL FRONT	10 FT. MIN.	10'-0"	
b. SECONDARY FRONT	10 FT. MIN.	N/A	
c. SIDE	0 FT., OR 5 FT. MIN. ABUTTING A SETBACK	0'-4"	
d. REAR	20 FT. MIN.	39'-8"	
OUTBUILDING SETBACK			
a. PRINCIPAL FRONT	30 FT. MIN.	N/A	
b. SECONDARY FRONT	10 FT. MIN.	N/A	
c. SIDE	0 FT., OR 5 FT. MIN. ABUTTING A SETBACK	N/A	
d. REAR	5 FT. MIN.	N/A	
BUILDING CONFIGURATION			
FRONTAGE			
a. COMMON LAWN	PERMITTED		
b. PORCH & FENCE	PERMITTED		
c. TERRACE OR L.C.	PERMITTED		
d. FORCOURT	PERMITTED		
e. STOOP	PERMITTED		
f. SHOPFRONT	PERMITTED (T4-L AND T4-O ONLY)		
g. GALLERY	PERMITTED		
h. ARCADE	PERMITTED		
BUILDING HEIGHT			
a. PRINCIPAL BUILDING	3 STORIES MAX. AND 40FT. MAX.	3 STORIES / 29'-6"	MEASURED FROM AVERAGE SIDEWALK
b. OUTBUILDING	2 STORIES MAX.	N/A	ELEVATION TO TOP OF STRUCTURAL ROOF PLAN





LEFT SIDE ROAD



LEFT SIDE REAR

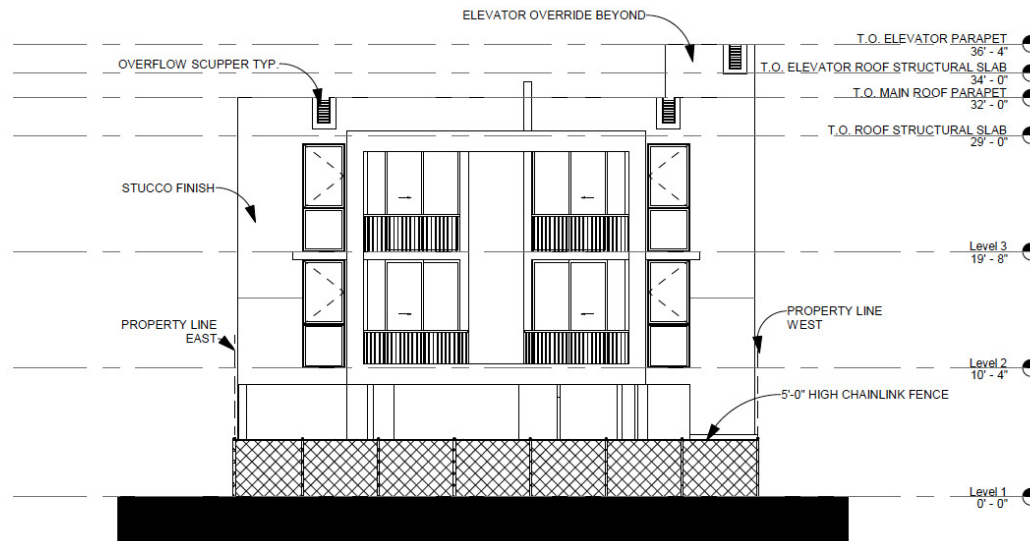


FRONT (NORTH ELEVATION)

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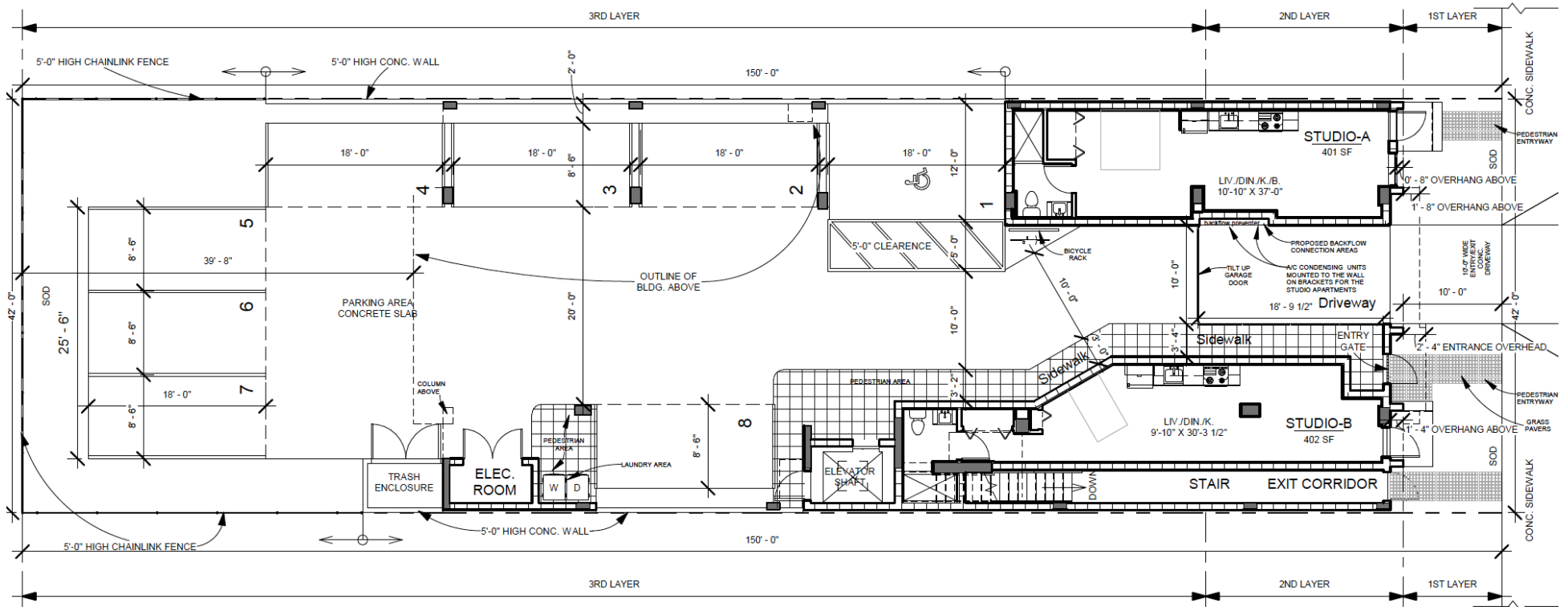
LEGEND:

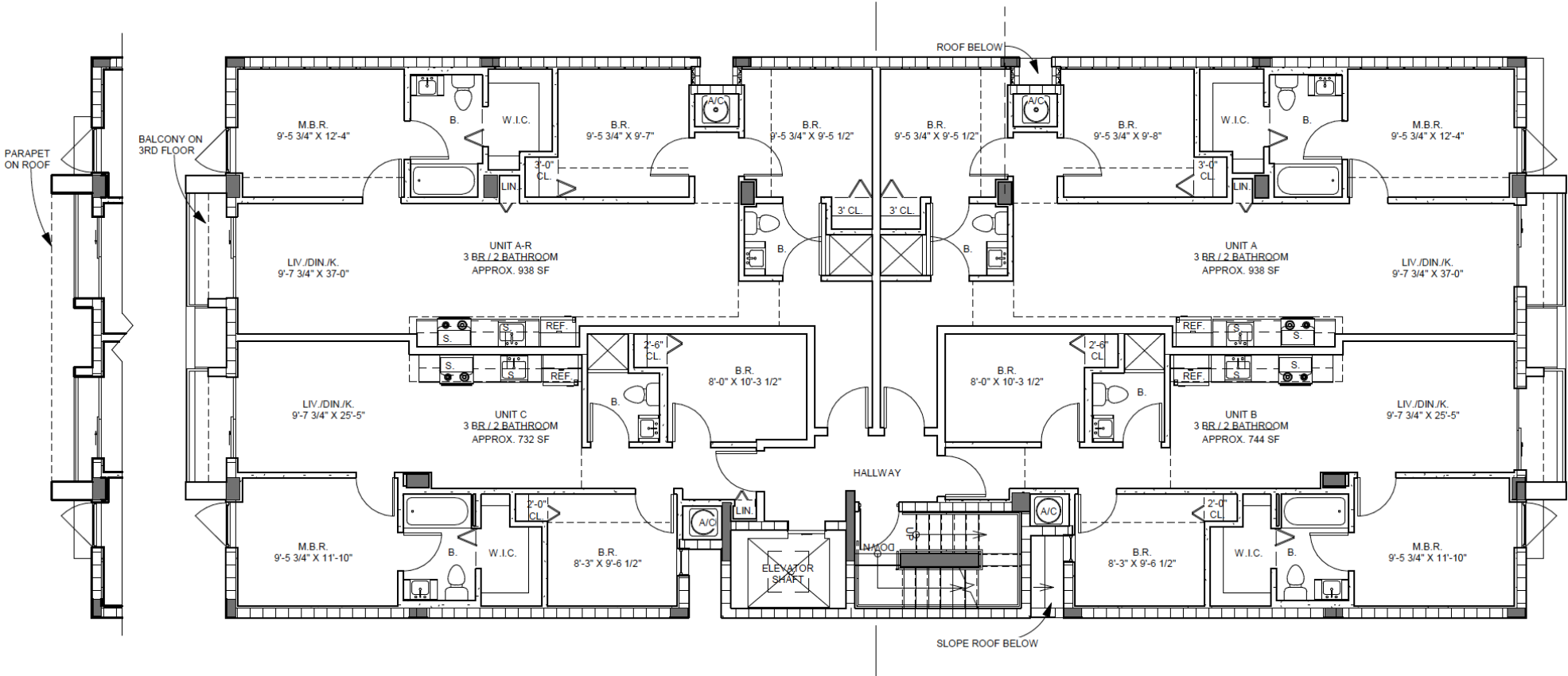
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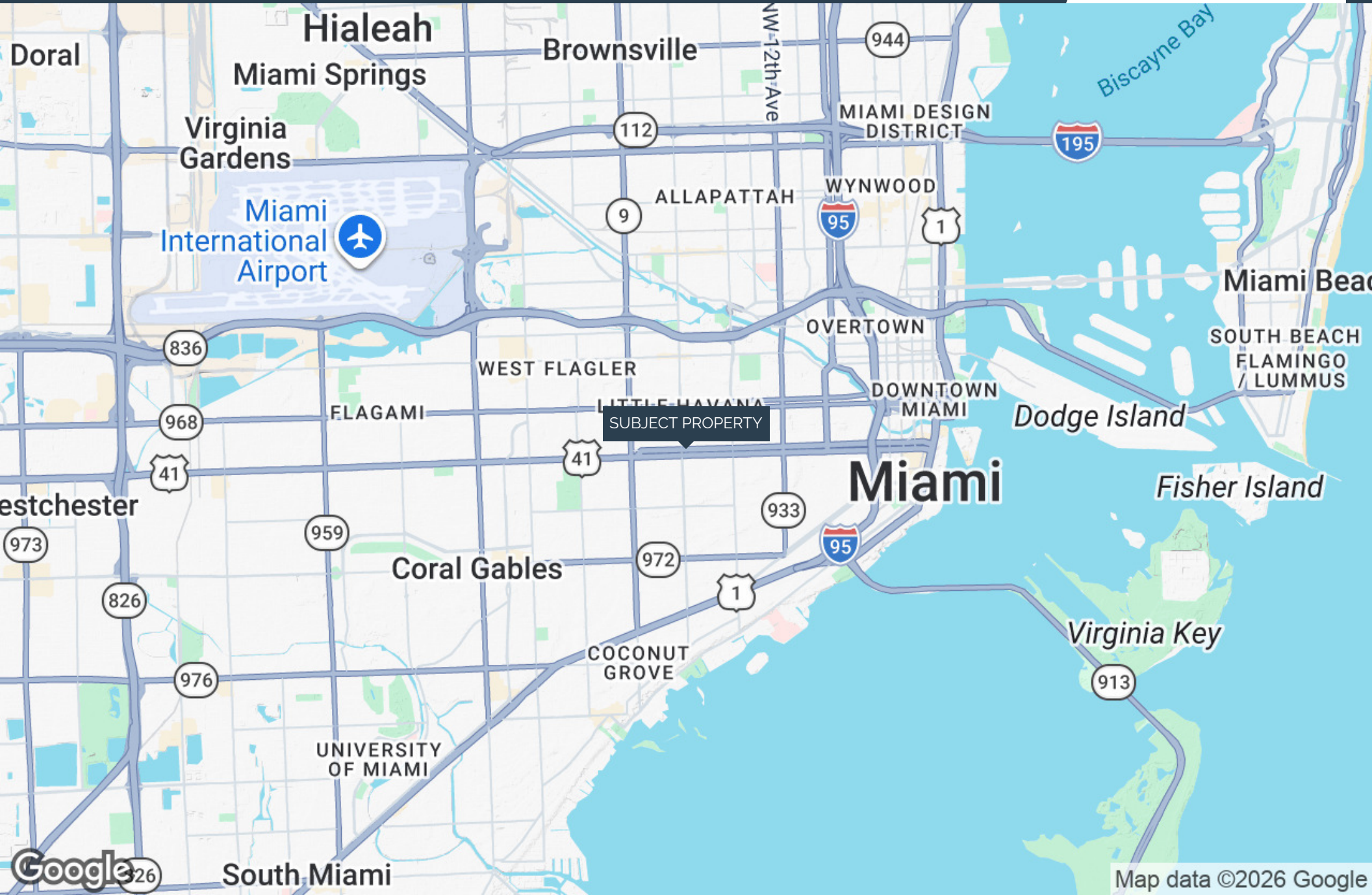


RETAILER MAP

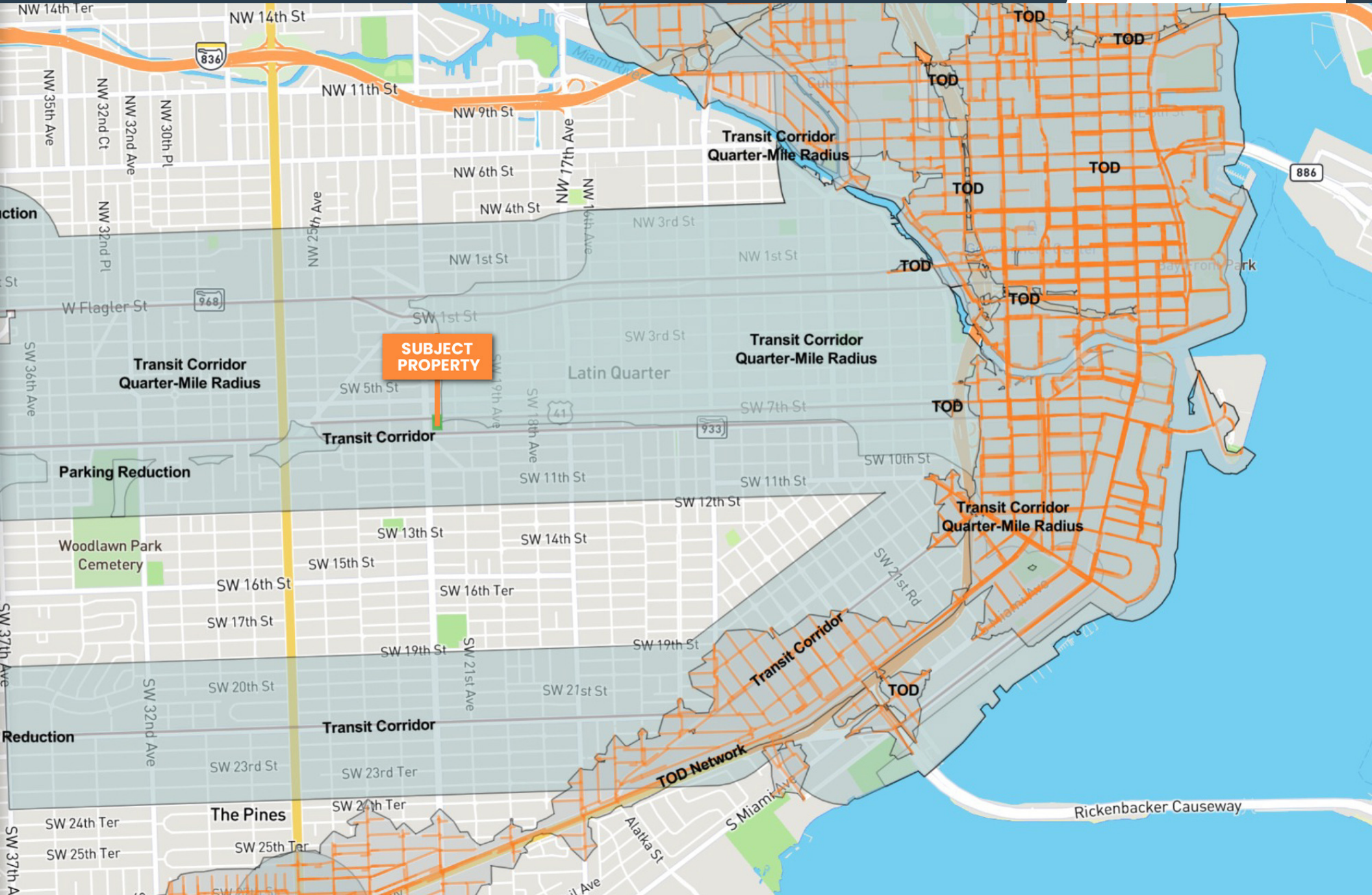
LAND FOR SALE



Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies



Map data ©2026 Google

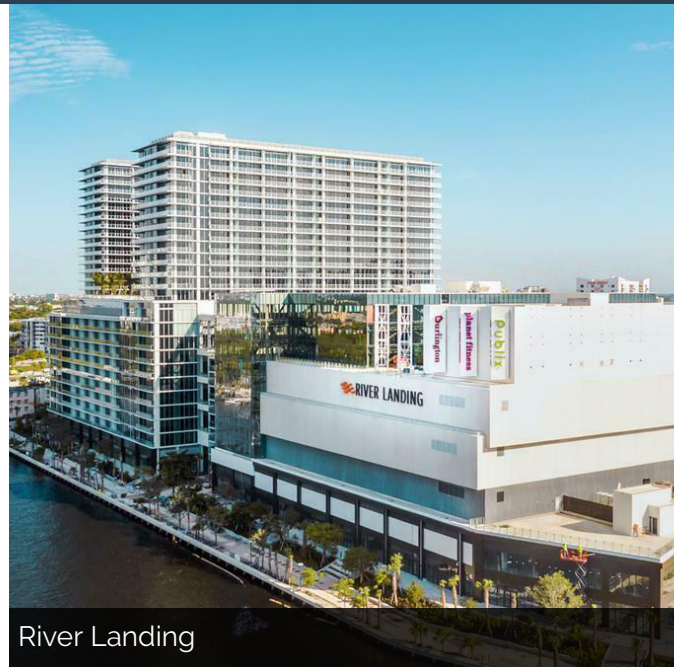


NEW DEVELOPMENTS LITTLE HAVANNA

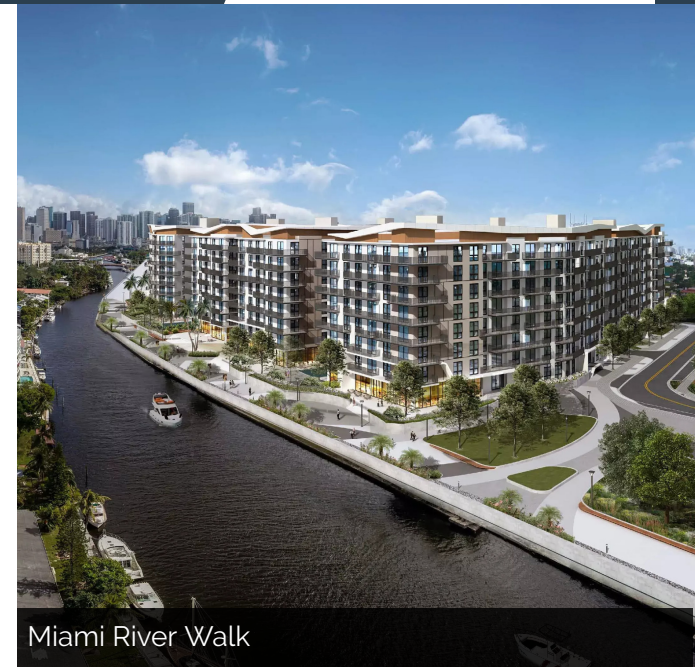
LAND FOR SALE



The Gallery On The River



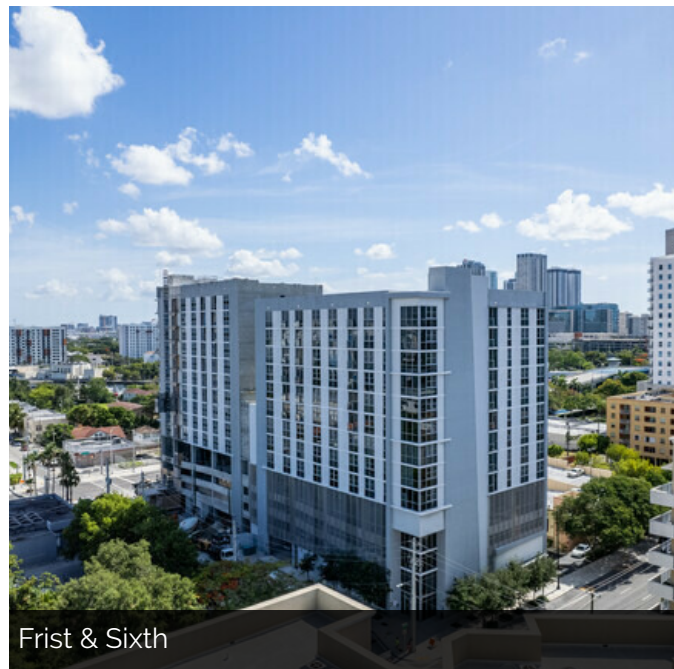
River Landing



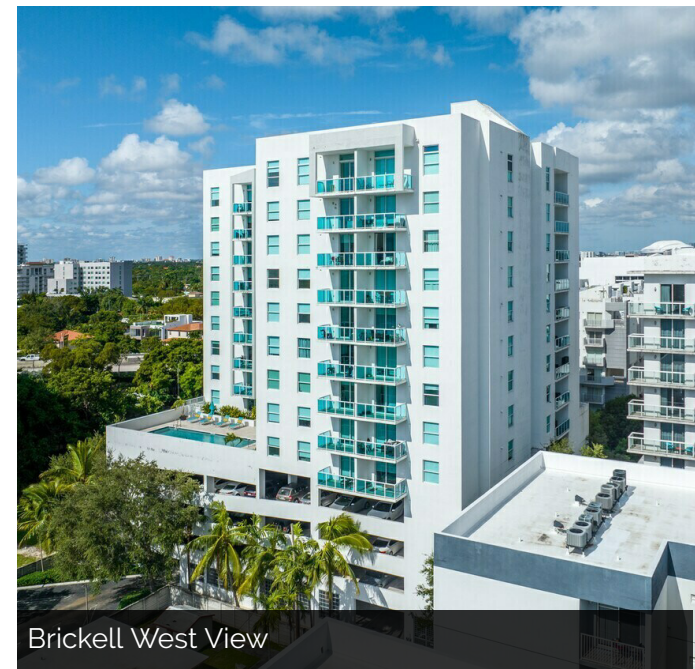
Miami River Walk



Riverview One



Frist & Sixth



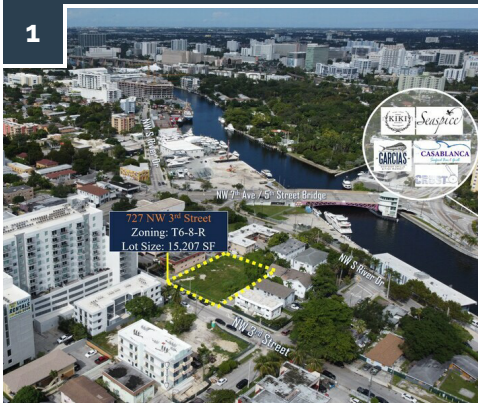
Brickell West View



10 UNITS DEVELOPMENT LAND | LITTLE HAVANA

2146 Southwest 7th Street, Miami, FL 33135

Price: Subject To Offer Lot Size: 6,300 SF
 No. Units: 10



52 UNITS | LITTLE HAVANNA

727 NW 3rd St, Miami, FL 33128

Price: \$2,515,000 Lot Size: 15,207 SF
 No. Units: 52 Price/Unit: \$48,365



37 UNITS | LITTLE HAVANNA

100 NW South River Dr, Miami, FL 33128

Price: \$2,350,000 Lot Size: 10,799 SF
 No. Units: 37 Price/Unit: \$63,514





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17 UNITS

566 NW 1st St, Miami, FL 33128

Price: \$850,000 Lot Size: 5,000 SF
 No. Units: 17 Price/Unit: \$50,000

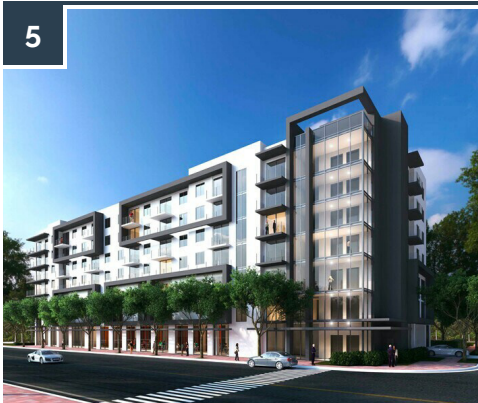


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87 UNITS

690 NW 3rd St, Miami, FL 33128

Price: \$7,650,000 Lot Size: 25,212 SF
 No. Units: 85 Price/Unit: \$90,000



5

LAND DEVELOPMENT | 110 UNITS

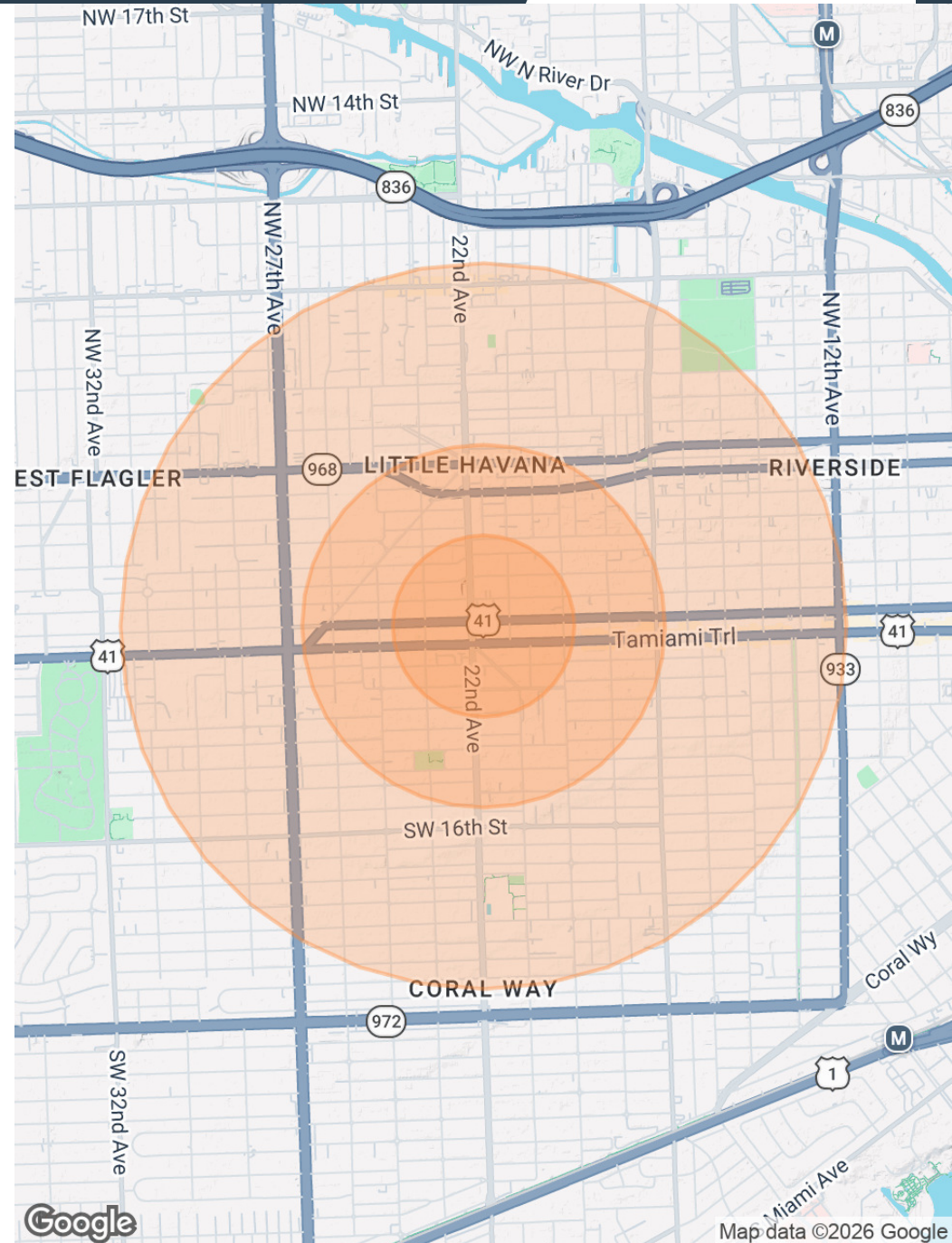
140 NW 8th Ave, Miami, FL 33128

Price: \$5,350,000 Lot Size: 31,999 SF
 No. Units: 110 Price/Unit: \$48,636



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,471	14,455	54,165
Average Age	42.9	41.3	42.6
Average Age (Male)	40.4	40.1	39.9
Average Age (Female)	45.7	44.1	45.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,549	6,126	21,853
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$45,707	\$47,129	\$52,186
Average House Value	\$190,786	\$257,318	\$263,189
ETHNICITY (%)	0.25 MILES	0.5 MILES	1 MILE
Hispanic	93.7%	94.9%	93.5%
RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	2,600	10,927	43,112
Total Population - Black	106	424	1,631
Total Population - Asian	0	0	203
Total Population - Hawaiian	0	0	0
Total Population - American Indian	16	264	319
Total Population - Other	229	548	1,478

2020 American Community Survey (ACS)



OUR SERVICES

FA Commercial is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

INVESTMENT SALES

Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific-solutions.

TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

FA Commercial is the expert leading with both landlord and tenant representation.





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

Presented By:

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