



## 236 NE 28TH ST MIAMI, FL 33137

EDGEWATER 12-UNIT INCOME WITH  
36-STORY DEVELOPMENT POTENTIAL

Edgewater 12 Unit Multi Deal on T6-36-O land. 236 NE 28th Street presents a rare opportunity to acquire a beautiful vintage '20s income-producing 12-unit multifamily property with T6-36-O zoning, allowing for future vertical development up to 36 stories. Situated on a 5,550 SF lot, this property sits in a prime urban core location near Wynwood, Midtown, and the Design District, ideal for both short- and long-term investment strategies. With current rents delivering over \$136,000 in net income and a proforma of \$246,136, investors can enjoy solid cash flow while land banking for future development.

For More Information Contacts us!

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## PRICE: \$2,700,000

Lot Size: 5,550 SF

Building Size: 9,282 SF

Zoning: T6-36-O

Year Built: 1929

	RENT	PROFORMA
Monthly Total	\$ 16,354	\$ 28,242
Gross Total	\$ 196,250	\$ 338,904

### Expenses

Pest Control	\$ 1,379	\$ 1,379
Landscaping	\$ 1,220	\$ 1,220
Insurance	\$ 4,585	\$ 28,000
Gas & Propane	\$ 2,100	\$ 2,100
Garbage	\$ 8,936	\$ 8,936
Property Taxes	\$ 35,033	\$ 44,800
FPL	\$ 1,641	\$ 1,641
Water	\$ 4,692	\$ 4,692
Total	\$ 59,586	\$ 92,768

Net Operating Income	\$ 136,664	\$ 246,136
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