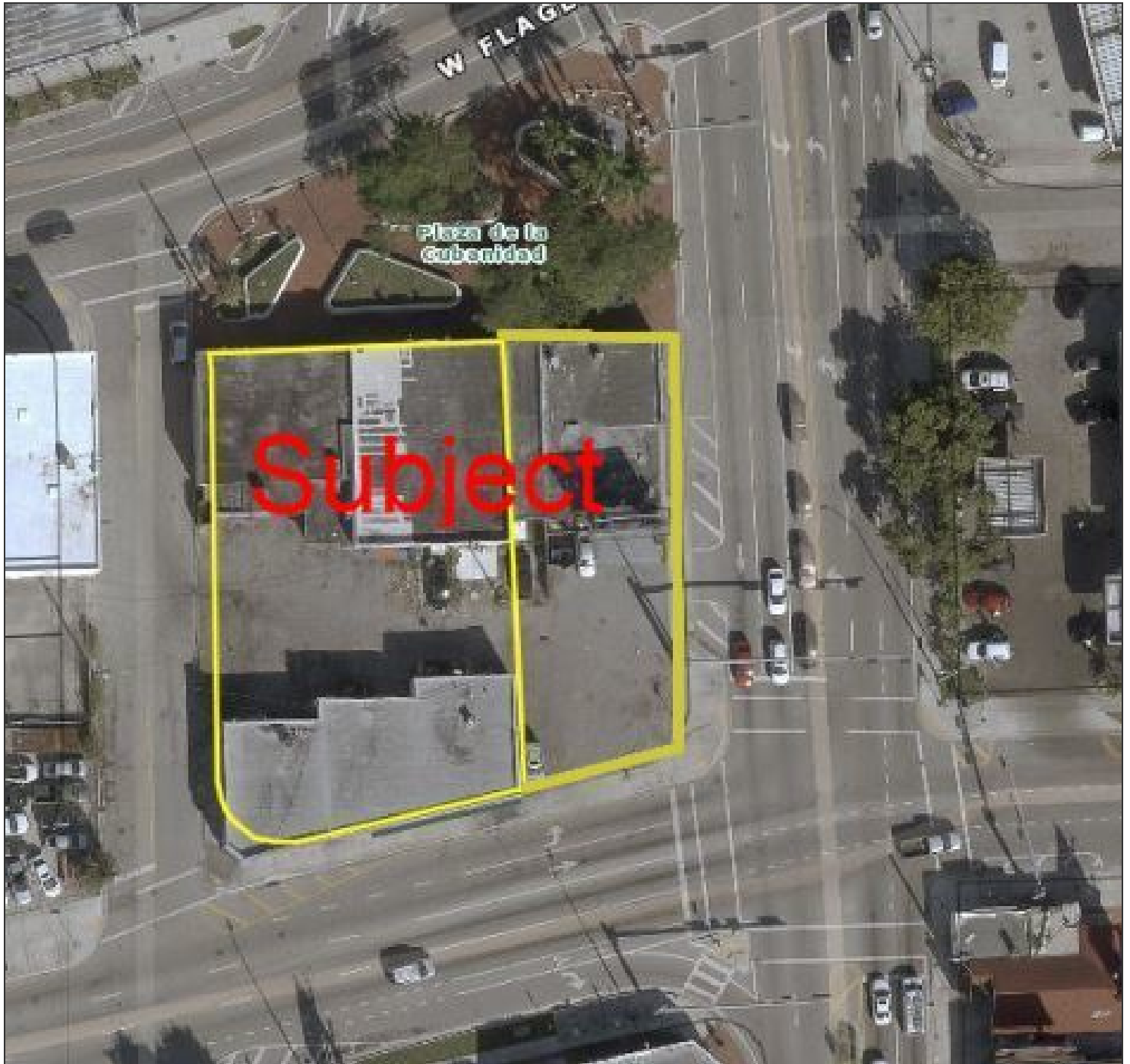


Development Opportunity

1702-1714 W Flagler st, Miami, FL 33135



FOR MORE INFORMATION, PLEASE CONTACT:

Alex Wiegandt

Asst Mgr. Commercial Leasing And Sales

P: 305.772.0751

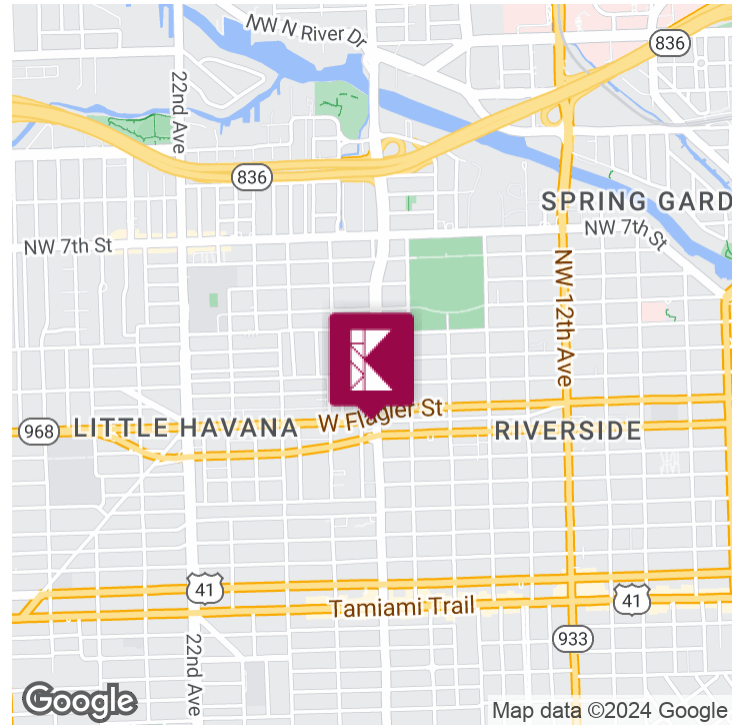
| alwiegandt@aol.com

Keyes Commercial

Keyes Commercial Miami
2121 SW 3rd Ave, 3rd floor
Miami, FL 33129

P:
www.keyescommercial.com

Executive Summary



OFFERING SUMMARY

Sale Price:	\$5,790,000
Building Size:	13,039 SF
Available SF:	
Lot Size:	23,825 SF
Price / SF:	\$444.05
Year Built:	1946
Zoning:	T6-8
Market:	Central Miami
Submarket:	Little Havana

PROPERTY OVERVIEW

Entire city block Development opportunity in Little Havana.

This property is ideally suited for the "Live Local Act". This bill encourages developers to meet affordable housing needs with a variety of incentives such as tax exemptions, favorable height allowance as well as as valorem tax exemption of up to 100% of assessed value.

Clean Environmental Phase 1

PROPERTY HIGHLIGHTS

- T6-8 Zoning allows 150 units per acre per right
- Possible added value with retail on street level
- Possible bonus units may be granted
- Revitalizing area with tremendous growth