

FOR SALE

— 79th Street Development —

235-257 NE 79th Street

Miami, FL 33138



GRIDLINE
PROPERTIES



Executive Summary

Exclusive opportunity to acquire a development site in Miami's 79th street corridor. Located in Uptown Little River's most active corridor, this site offers investors and developers an opportunity to obtain an asset that provides endless development opportunities.

The property sits on 40,040 square feet of T 6-8-O zoned land and boasts approximately 256,000 square feet of developable commercial space or 137 residential units.

Conveniently located within Miami's Little River neighborhood, the property is in close proximity to the Biscayne Boulevard Corridor and Miami Beach, with easy access to major thoroughfares and Miami's fastest-growing neighborhoods, such as Edgewater, Midtown, and Design District.

This is an ideal opportunity for developers or investors looking to enter the Miami market and take advantage of the area's economic development momentum.



Property Highlights



Folios: 01-3207-020-0500
01-3207-020-0470



Address: 235 -257 NE 79th Street



Area: 0.91 Acres // 40,040 SF



Zoning: T6-80



Price: \$5,590,000



PSF: \$139 PSF

Development Analysis

- **Maximum Buildable Area:** 256,000 SF
- **Building Lot Coverage:** 80%
- **Maximum Buildable Footprint:**
32,032 SF
- **Maximum Buildable Commercial Area:**
256,000 SF
- **Minimum open space:** 10%
- **Density:** 150 Units/Acre
- **Dwelling units:** 137 Units
- **Total Building Height:** 8 or up to 12
with bonuses

Location Overview - North View



Miami Shores

North Miami

Aventura

Sunny Isles

North Miami Beach

Biscayne Park

El Portal

Plant the Future ▶

The Movement Oasis ▶

The Citadel ▶

◀ Fabian Castanier Gallery

◀ MADE at the Citadel
Sherwood Bistro

OFF-SITE Nano Brewery ▶

Gelato-go Miami Shores ▶

Frudeco Bakery ▶

EBB & FLOW ▶

M Power Gym ▶

◀ Ebb & Flow

◀ Santa Taqueria

◀ Mamma Leone

**Infinity Collective
Development**

300 Units
Mix-use with Retail and a Garden

2nd Ave



Location Overview - South View



Miami Beach

Upper East Side

Iron Side

Magic City
Mix use development with Residential, hotel and commercial Spaces

Cedar Street Capital
188 residential units

AJ Capital Development
Mix use development with Residential, hotel and commercial Spaces

Infinity Collective Development
*300 Units
Mix-use with Retail and a Garden*

Downtown

Edgewater

Wynwood

Design District

Morningside

Little River

Midtown

Phuc Yea

Jimmy Eastside Diner

Moshi Moshi

The Cobblers

Ultra club & Pickleball

N'Namdi Contemporary Fine Art

Inhale Miami

Mr. Cheezious

Buro Mimo

Hagerty Garage + Social

Artpie

Anatomie

Julian Chang Boutique

Locust Project

Makai Fashion

Tron Fit

Luxe Lifestyles Miami

House of Hits Recording Studio

Majo Design

Pan American Art Projects

The plantisserie Organic Deli

Imperial Moto Cafe

La natural

Ace Hardware

Flawless Icon Med Spa

Uhaul

Studio 79

79th St

2nd Ave

Arravanti Contemporary Interior

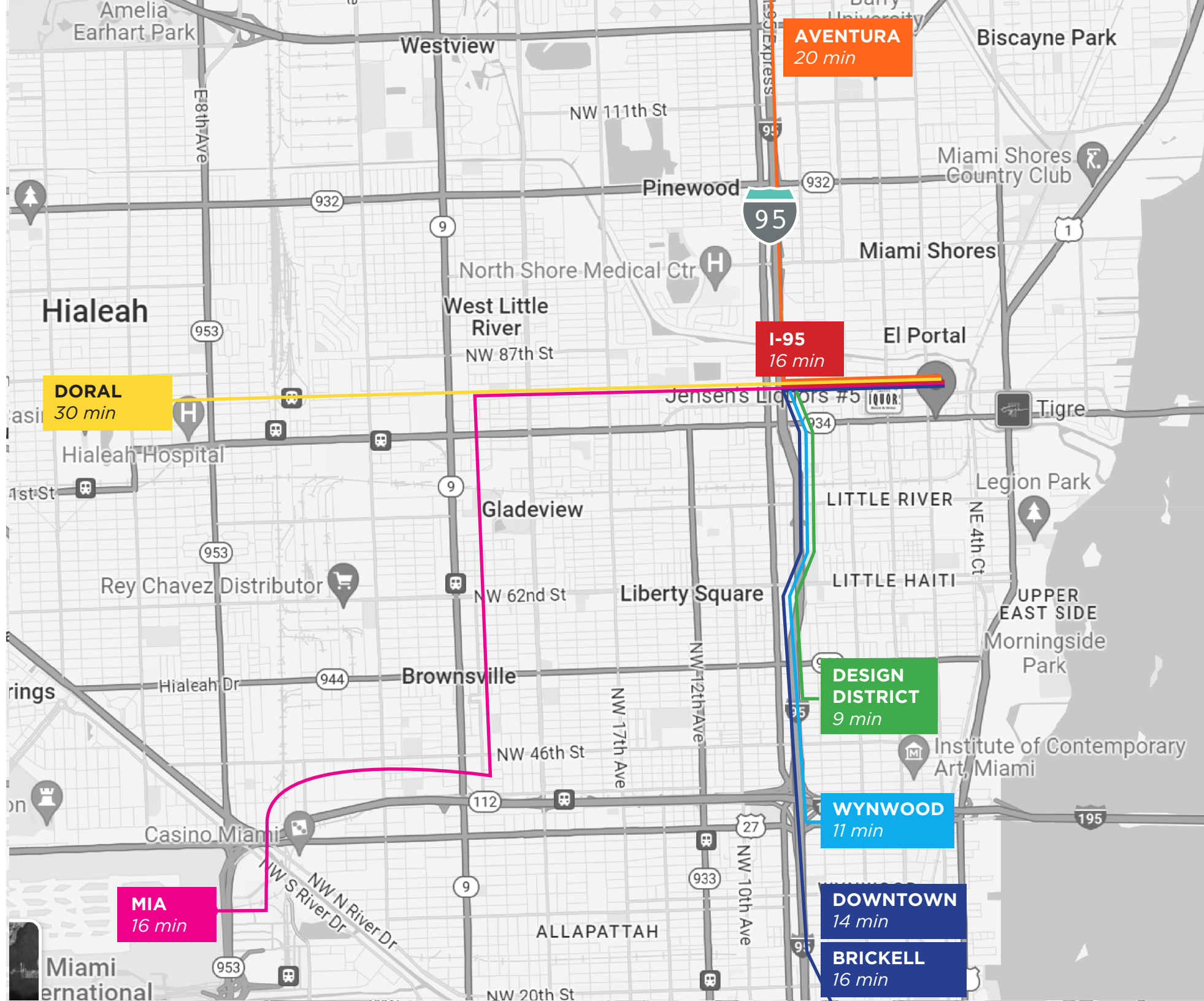
La Fabrica Di Gelato

Ephemeral Tattoo



Context Map

- Airport: 16 min
- Wynwood: 11 min
- Design District: 9 min
- I-95: 16 min
- Doral: 30 min
- Aventura: 20 min
- Downtown: 14 min
- Brickell: 16 min





GRIDLINE
PROPERTIES

79th Street Development Site

235-257 NE 79th Street

Mateo Romero
Partner / Senior Associate
954.805.7078
mromero@gridlineproperties.com

Alfredo Riascos
Broker / Principal
ariascos@gridlineproperties.com
786.325.5647

1035 N Miami Avenue #403 Miami, FL
33136
www.gridlineproperties.com
info@gridlineproperties.com
305.507.7098