


RIVIERA HORIZONS



FOR SALE - COVERED LAND **401 NE 22ND STREET** **MIAMI, FL, 33137**

- 9,000 sf lot
- T6-36a-L
- 10 Units
 - 2 x 1 Bedroom
 - 8 x 2 Bedroom
- 3 buildings
 - 1 X Duplex
 - 2 X Quadplex (2 bed each)
- Development Potential
 - 30 Units buildable
 - 60 Hotel rooms (double density for hospitality)
 - 36 story height allowance

\$5,497,000

 www.rivierahorizons.com

FINANCIALS:

- 2 Units Rented @ \$2250
- 8 Units Rented @ \$2600
- \$350 monthly Laundry Income
- NOI: \$207,276



LOCATION:

Located on a prime Edgewater boulevard, 401 NE 22nd Street offers a unique chance for redevelopment or maintaining a boutique rental property. Situated on the same street as Biscayne Bay and Miami's evolving Baywalk, it's part of a growing area with over 6,000 apartments and condos in development. Adjacent to Margaret Pace Park and just minutes from key Miami destinations, Edgewater is the heart of opportunity and growth, reflecting Miami's vibrant spirit.



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