



**PRIME LITTLE HAVANA  
OPPORTUNITY**

**210, 226 & 228 SW 17 Avenue, 229 SW 17 CT**

**FOR SALE**



**APEX**  
CAPITAL REALTY



COLDWELL BANKER



# EXECUTIVE SUMMARY

Introducing a premier investment opportunity in Miami’s rapidly evolving Little Havana neighborhood, a vibrant area renowned for its cultural heritage and strong development momentum. This property offers 29,250 square feet of development potential, zoned T5-O, which allows for a mix of residential, office, commercial/retail, and hospitality uses. The assemblage is an excellent candidate for a Live Local Act project, enabling potential density and height bonuses.

The surrounding area is undergoing a major transformation with new multifamily and mixed use developments, as well as a growing number of commercial and cultural amenities that continue to attract residents and investors alike. Notably, the Jose Marti Villas, an 8-story, 110-unit multifamily development, is currently being built next door, further underscoring the neighborhood’s strong demand and growth trajectory.

Strategically positioned along SW 17th Avenue, a high-visibility corridor with over 22,500 vehicles per day, this site offers excellent exposure and accessibility. Its central location places it just minutes from Downtown Miami, Brickell, Coral Gables, and major transportation arteries, making it ideal for developers seeking a well-connected infill location.

## ADDITIONAL CONTEXT

- Additional square footage may be available to increase project footprint with adjacent property (inquire with agent for more details)
- Eligible for Workforce Housing programs and Live Local project
- No adjacency to T3 zoning, unlocking parking reductions availability and within ½ mile radius of a Transit Corridor
- New Related Urban project next door with 146 units
- Located in the heart of Little Havana and in close proximity to Calle Ocho (6 minute walk)

**ASKING PRICE**  
**\$5,000,000**



PROPERTY OVERVIEW	
LOT AREA	29,250 SF (0.67 acre)
LOT DIMENSIONS	195’ x 150’
ZONING	T5-O
USES ALLOWED	Residential, Senior Living, Office, Commercial, Retail, Lodging, and others
BUILDING SF	~6,200 (Bldg. 1 & 1,350 (Bldg. 2)

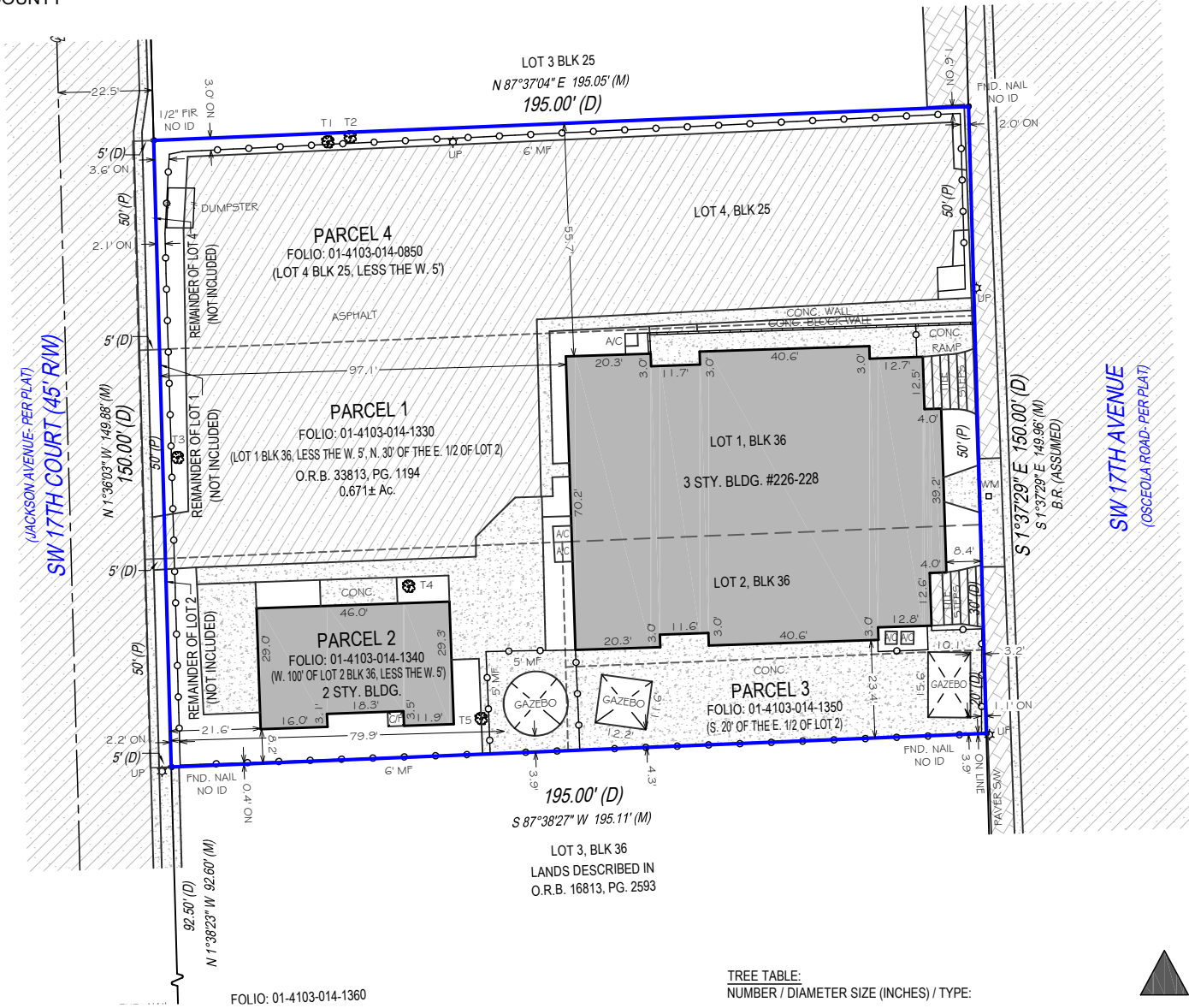


BIRD'S EYE VIEW



PROPERTY SURVEY

2502.1504  
BOUNDARY SURVEY  
MIAMI-DADE COUNTY





# CONTEXT VIEW





# CONTEXT VIEW





# CONTEXT MAP

Little Havana is rapidly evolving into a high-density, mixed-income hub due to workforce housing programs and the Live Local Act.





# EXISTING CHURCH / DAYCARE USE

This property is also well-suited for its original use as a church and daycare. It offers ample on-site parking and features an existing build-out that supports both operations.

## OVERVIEW

- 300-seat / 2-story church
- 35 parking spaces
- Daycare facility for approximately 50 children with outdoor playground
- Updated A/C system (2022)
- Roof (2018)





# ASSEMBLAGE OPPORTUNITY

When combined with the adjacent listing (MLS #A11841804), this offering expands to an impressive 47,366 square feet (over one acre), unlocking even greater development potential for a large-scale project in one of Miami’s most iconic and culturally rich neighborhoods.

PROPERTY SIZE	
CHURCH	29,250 SF
MULTI-FAMILY	18,366 SF
COMBINED	47,616 SF (1.09 acres)





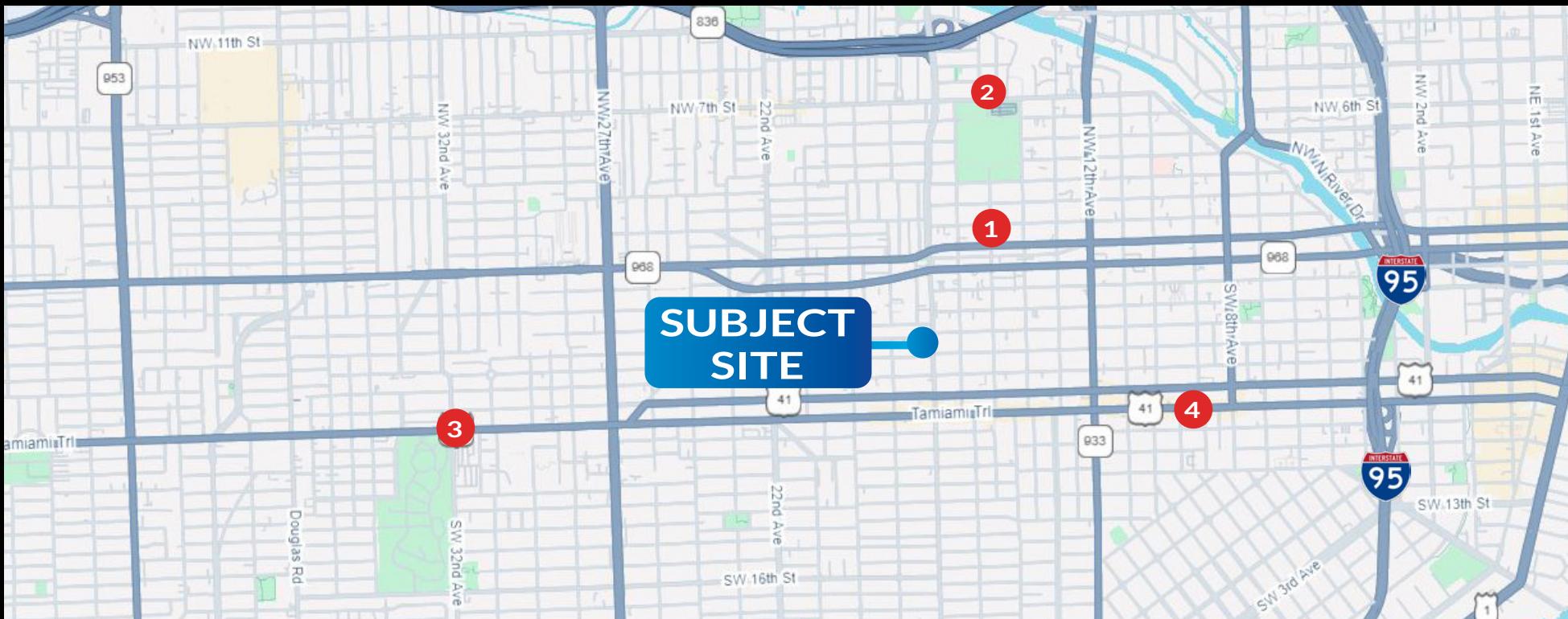
# DEVELOPMENT ANALYSIS

	MIAMI 21 AS OF RIGHT	MIAMI 21 WORKFORCE HOUSING PROGRAM	LIVE LOCAL ACT
Height	5 stories	75 feet	At least 12 stories
Density	65 units per acre	130 units per acre	1,000 units per acre
FLR	N/A	N/A	36
Parking Requirements	1.5 spaces per unit	1.5 spaces per unit	1.5 spaces per unit
Parking Reductions	30% reduction by special permit.	65% reduction by right Add'l 15% reduction by special permit	15% reduction
Bonus Height	None	None but height can accommodate more than 5 stories	None
Notes	N/A	- Income restrictions between 60-120% AMI - Unit size minimums - Covenant Required	- 40% of units are income restricted at 120% AMI - Covenant Required



## SALE COMPARABLES

#	CLOSED SALES	ZONING	LAND SIZE	Density	ASKING PRICE	PRICE/LAND	PRICES/UNIT
1	124 NW 15 AVE	T5-L	15,000 SF	22	\$2,400,000	\$160.00	\$109,090.91
2	1515 NW 7 ST	T6-8 O	24,193 SF	83	\$2,970,000	\$122.76	\$35,783.13
3	3180 SW 8 ST (Pending Sale)	T6-8 O	13,000 SF	44	\$3,500,000	\$269.23	\$79,545.45
4	938-950 SW 8 ST	T6-8 O	20,504 SF	70	\$4,750,000	\$231.66	\$67,857.14
	Average					\$195.91	\$73,069.16





# MARKET RENTS

AVERAGE OF ASKING PRICE PSF	NEIGHBORHOOD
Type	Edgewater
Studio	\$4.63
1 Bedroom	\$3.79
2 Bedroom	\$3.68
AVERAGE	\$4.03

## Projects Included:

- Gallert at Marti Park
- Altis Little Havana
- Gallery at River Parc
- Gallery on the River
- The Vibe Miami
- Centro City

Rates represented are averages of asking rates. Rates may vary based on views and floor height.

Rates do not include move-in incentives, which are currently trending around 1–2 months of free rent depending on the project.

This analysis does not include additional charges such as pet fees, parking, etc. Rates as of December 2025.

Comparable properties selected include buildings built after 2020 with 100+ units and market-rate pricing.





# CALLE OCHO: THE HEART OF MIAMI'S LITTLE HAVANA

Little Havana is not just a neighborhood; it's a cultural destination. With its lively arts scene, colorful festivals, and historic landmarks, it attracts locals and visitors alike. Investing in this area means becoming part of a community that values its heritage and celebrates life to the fullest.

## Cultural Tapestry

Little Havana is a microcosm of Cuban heritage and Latin American charm. The neighborhood's colorful streets are adorned with captivating murals, creating an artistic backdrop for daily life. Residents have the privilege of experiencing a unique blend of cultures through music, dance, art, and cuisine.

## Culinary Delights

Food enthusiasts rejoice in Little Havana's culinary offerings. From classic Cuban sandwiches to aromatic coffee, the streets are lined with eateries that serve up authentic flavors. Exploring the local food scene becomes an adventure, where every corner offers a new taste sensation.

## Festive Spirit

The neighborhood is renowned for its festive nature, celebrating its cultural roots through numerous events and festivals. The annual Calle Ocho Festival transforms the streets into a vibrant parade of music, dance, and colors, uniting the community in an unforgettable fiesta.

## Proximity to Downtown

Living in Little Havana doesn't mean sacrificing convenience. Its strategic location puts residents just a stone's throw away from downtown Miami, ensuring access to job opportunities, educational institutions, and urban amenities.





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