



**FOR SALE**

**7552 NE MIAMI COURT**  
**MIAMI, FL 33138**

**LITTLE RIVER BOUTIQUE  
DEVELOPMENT LAND**

**STL** COMMERCIAL

# OVERVIEW

Now Available - Opportunistically priced lot in the center of Little River, one of the hottest emerging markets in Miami.

At \$370,000, the lot is the lowest priced property on the market and is surrounded by dynamic developments and users. It is located across the street from Sunny's Steakhouse, recently voted the best new restaurant in America, and 3 doors down from Revault, an upcoming luxury car garage and social club. The property is also located in a Transit Oriented Development corridor.

## SITE SUMMARY

**LOT SIZE:** 3,911 SF

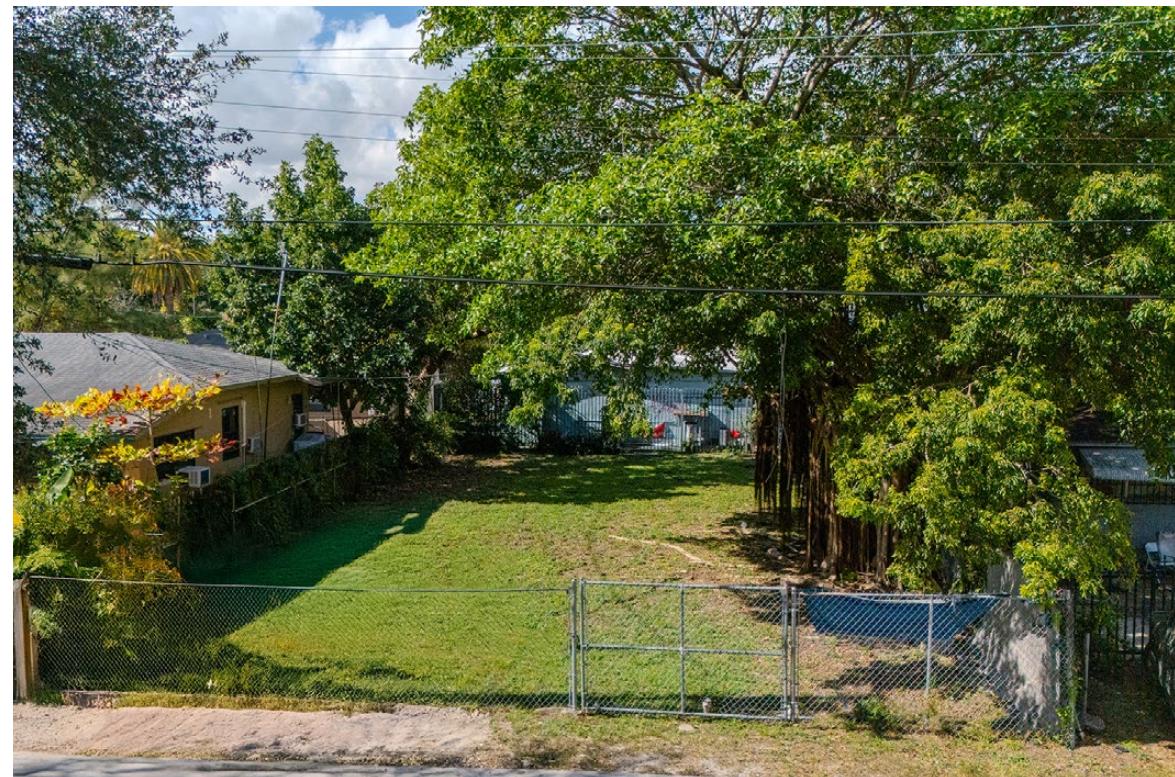
**ZONING:** T5-R

**ALLOWED HEIGHT:** 5 Stories (8 with bonus)

**LOT COVERAGE:** Up to 90%

**ALLOWED DENSITY:** 5 Units (or more with  
affordable component)

**ASKING PRICE:** \$370,000



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**JONATHAN NEWBERG** | ADVISOR | 305.788.9608

**ALEX TSOULFAS** | PRESIDENT | 305.972.7217

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# LOCATION MAP



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## EAST VIEW



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## SOUTH VIEW



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## SAMPLE PROJECT RENDERING



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**PRESENTED EXCLUSIVELY BY**



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