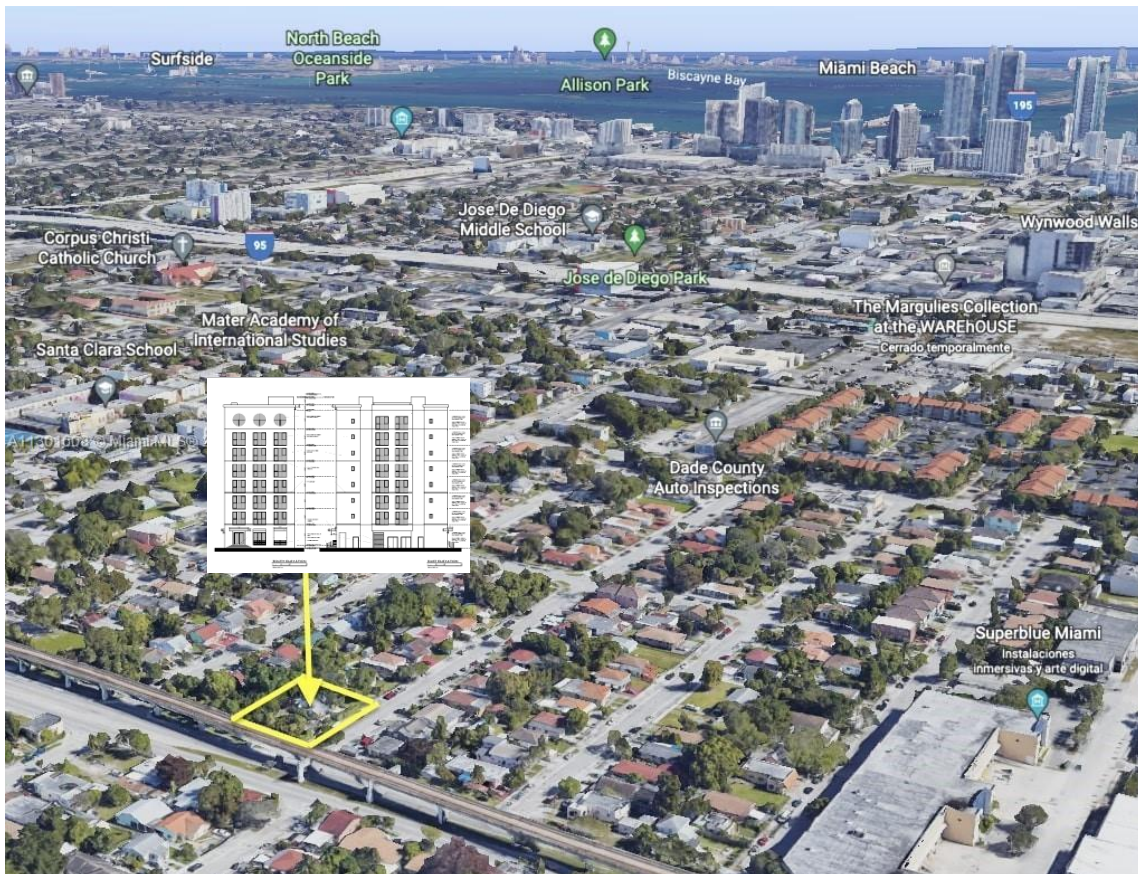


Development Site - West of Wynwood | Miami, FL

Land + Plans for 42 Units & 1 Commercial/Office

Build an 8 story Apartment | The '1189 Building'

1189 NW 26th Street | 5,000 SF Land | T4-L – Live Local Act



SUMMARY

Douglas Elliman Real Estate is proud to announce an opportunity to purchase a development site submitted via the new 'Live Local Act' for **42 residential units** plus **one (1) commercial/office** space in an **8-story building**. As this site is in a 'Transit Oriented Development' ("TOD") Area, the site benefits from the cost savings of providing zero parking. The location is within blocks of two metro-mover stations just north and south of the site along NW 12th Ave.

The 42 units are all studios averaging 403 SF each and are projected to rent at \$4.60/SF/Mo or \$1,850/SF/Month for a **proforma potential annual rental income of \$954,600 annually**, inclusive of the ground level studio.

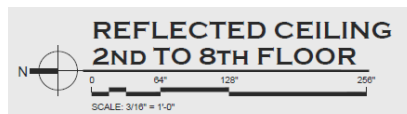
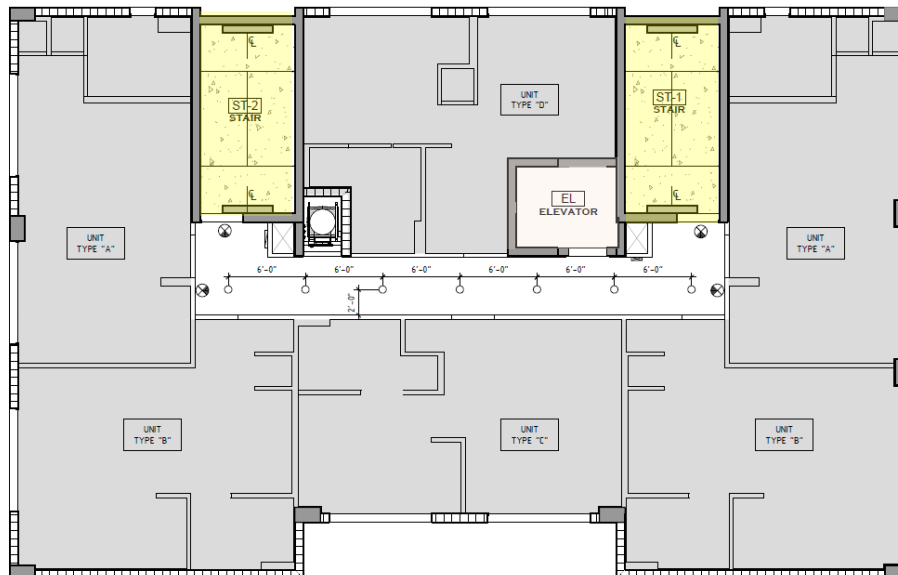
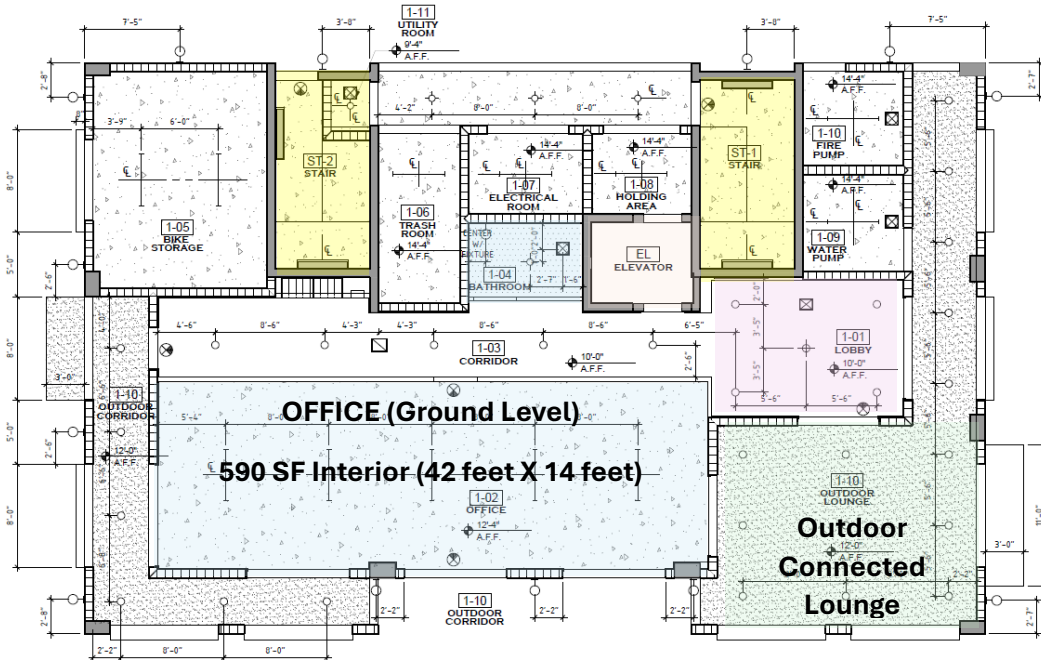
RENDERINGS



OFFERING DETAILS

Address:	1189 NW 26 th Street	Location:	West of Wynwood
Folio #:	01-3126-051-0745	Lot Size:	5,000 SF
Apartments:	42 studios	Stories:	8 Stories
Office/Commercial:	One (1) of 590 SF	Office:	Groun Level
Parking:	100% parking reduction	Units / Floor:	Six (6) floors 2 to 8
Zoning:	Developed under Live Local Act	Front Feet:	50 feet
Leasable SF:	17,516 SF +/- (includes Office)	Buildable SF:	24,000 SF +/-
Offered at:	\$1.99 mm	\$P/Door Land:	\$46,300/door
Status:	Plans/MEPS/construction documents submitted March 2025.		
Proforma:	Proforma potential annual rental income of \$954,600 annually.		

FLOOR PLATES & PLANS



NW 26th Street

UNIT MIX & REVENUE POTENTIAL

The '1189 Building' is a mix of 42 studios spread across floor two through eight with six (6) studios per floor averaging 403 SF +/- . The building design has an efficient and repeating unit mix such that all units are in a perfect columns / vertical stacks. The residential units represent 16,926 leasable SF under A/C.

Additionally, there is one ground-level office/commercial studio of 590 SF +/- with an outdoor lounge and restroom across the hall. **The total leasable square-feet under air of the entire development is approximately 17,516 SF.**

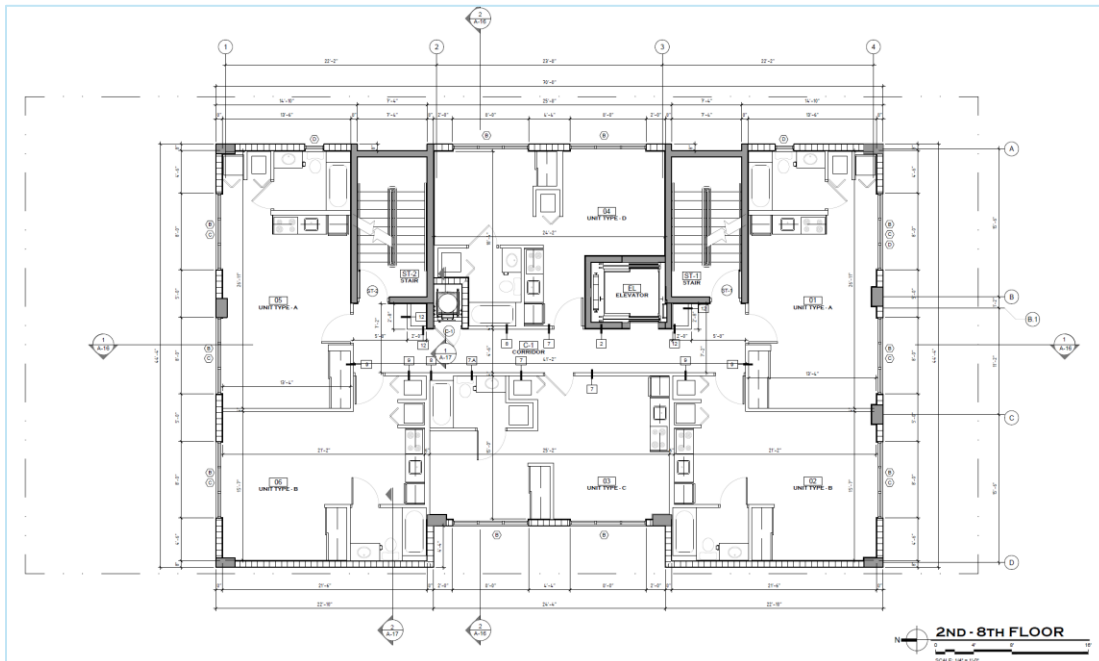
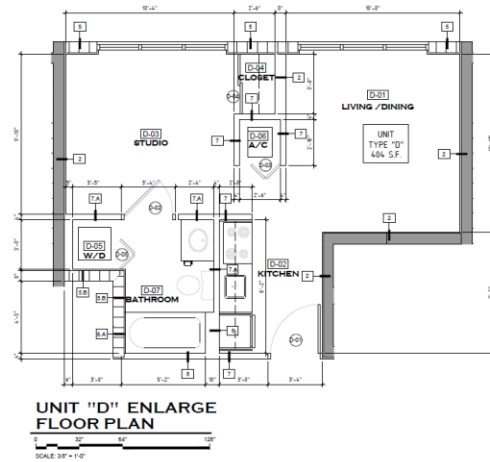
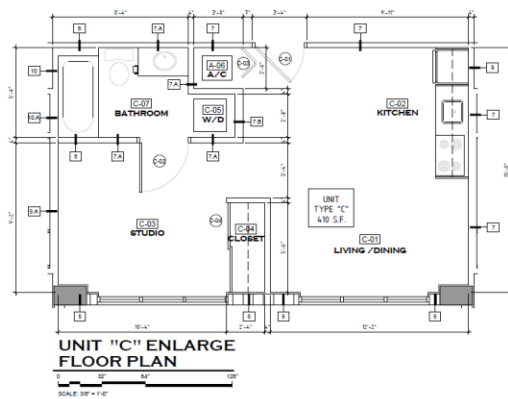
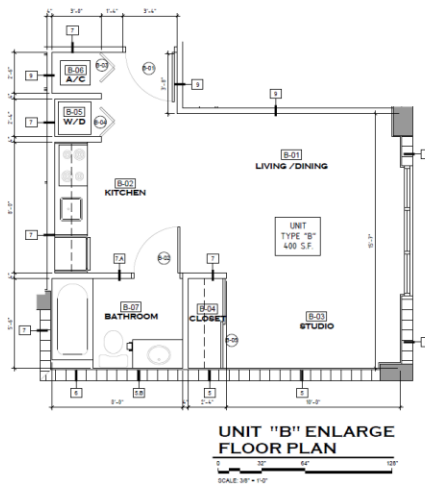
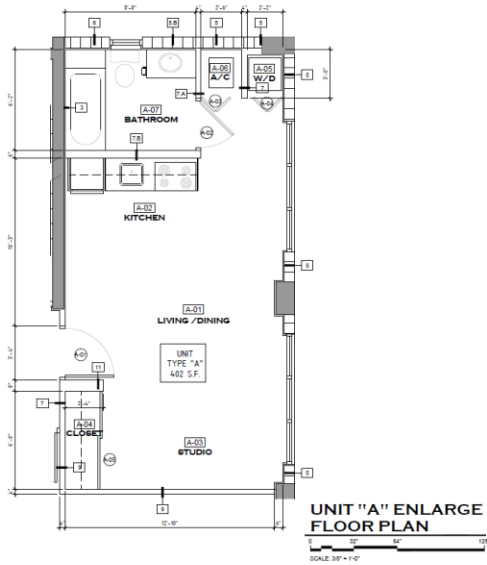
Rents have been achieved at \$4.60/SF +/- for similar developments near also with 100% parking reduction. This would indicate monthly rentals of rough \$1,850/mo +/- for **a proforma potential annual rental income of \$954,600 annually,** inclusive of the ground level studio.

APARTMENT UNIT BREAKDOWN			
LEVEL	UNIT #	UNIT TYPE	UNIT S.F.
2nd FLOOR	UNIT 2-01	A (STUDIO)	402 S.F.
	UNIT 2-02	B (STUDIO)	400 S.F.
	UNIT 2-03	C (STUDIO)	410 S.F.
	UNIT 2-04	D (STUDIO)	404 S.F.
	UNIT 2-05	A (STUDIO)	402 S.F.
	UNIT 2-06	B (STUDIO)	400 S.F.
3rd FLOOR	UNIT 3-01	A (STUDIO)	402 S.F.
	UNIT 3-02	B (STUDIO)	400 S.F.
	UNIT 3-03	C (STUDIO)	410 S.F.
	UNIT 3-04	D (STUDIO)	404 S.F.
	UNIT 3-05	A (STUDIO)	402 S.F.
	UNIT 3-06	B (STUDIO)	400 S.F.
4th FLOOR	UNIT 4-01	A (STUDIO)	402 S.F.
	UNIT 4-02	B (STUDIO)	400 S.F.
	UNIT 4-03	C (STUDIO)	410 S.F.
	UNIT 4-04	D (STUDIO)	404 S.F.
	UNIT 4-05	A (STUDIO)	402 S.F.
	UNIT 4-06	B (STUDIO)	400 S.F.
5th FLOOR	UNIT 5-01	A (STUDIO)	402 S.F.
	UNIT 5-02	B (STUDIO)	400 S.F.
	UNIT 5-03	C (STUDIO)	410 S.F.
	UNIT 5-04	D (STUDIO)	404 S.F.
	UNIT 5-05	A (STUDIO)	402 S.F.
	UNIT 5-06	B (STUDIO)	400 S.F.
6th FLOOR	UNIT 6-01	A (STUDIO)	402 S.F.
	UNIT 6-02	B (STUDIO)	400 S.F.
	UNIT 6-03	C (STUDIO)	410 S.F.
	UNIT 6-04	D (STUDIO)	404 S.F.
	UNIT 6-05	A (STUDIO)	402 S.F.
	UNIT 6-06	B (STUDIO)	400 S.F.
7th FLOOR	UNIT 7-01	A (STUDIO)	402 S.F.
	UNIT 7-02	B (STUDIO)	400 S.F.
	UNIT 7-03	C (STUDIO)	410 S.F.
	UNIT 7-04	D (STUDIO)	404 S.F.
	UNIT 7-05	A (STUDIO)	402 S.F.
	UNIT 7-06	B (STUDIO)	400 S.F.
8th FLOOR	UNIT 8-01	A (STUDIO)	402 S.F.
	UNIT 8-02	B (STUDIO)	400 S.F.
	UNIT 8-03	C (STUDIO)	410 S.F.
	UNIT 8-04	D (STUDIO)	404 S.F.
	UNIT 8-05	A (STUDIO)	402 S.F.
	UNIT 8-06	B (STUDIO)	400 S.F.

DWELLING UNITS		
GROUND FLOOR	N/A	
SECOND FLOOR	(6) STUDIO/1 BATH UNITS	6 UNITS
THIRD FLOOR	(6) STUDIO/1 BATH UNITS	6 UNITS
FOURTH FLOOR	(6) STUDIO/1 BATH UNITS	6 UNITS
FIFTH FLOOR	(6) STUDIO/1 BATH UNITS	6 UNITS
SIXTH FLOOR	(6) STUDIO/1 BATH UNITS	6 UNITS
SEVENTH FLOOR	(6) STUDIO/1 BATH UNITS	6 UNITS
EIGHTH FLOOR	(6) STUDIO/1 BATH UNITS	6 UNITS
TOTAL	(42) STUDIO/1 BATH UNITS	42 UNITS



FLOOR PLANS & LAYOUT: A, B, C & D



LOCATION: 1189 NW 26th Street between the Allapattah & Santa Clara Stations.

