



**FOR SALE**

**DEVELOPMENT SITE**

**177-195 NW 62 ST**  
**MIAMI, FL 33150**

**SCALE**<sup>7</sup>  
COMMERCIAL REALTY



## Property Location:

177-195 NW 62 Street is located within Miami's Little Haiti / Little River corridor, a centrally positioned urban area experiencing increasing development momentum as growth continues to extend north from Wynwood, the Design District, Edgewater, and the Upper East Side. The surrounding neighborhood has seen a steady mix of new residential projects, adaptive reuse of existing buildings, and emerging retail and food & beverage concepts that reflect the broader transformation occurring throughout this section of Miami's urban core.

The property benefits from convenient proximity to several of Miami's key districts, including Wynwood, the Design District, Edgewater, and Downtown Miami, while remaining within close reach of Miami Shores and Biscayne Boulevard's commercial corridor. This positioning places the site within an area that continues to attract both residential and creative commercial investment.

Connectivity to major transportation routes, including NW 62 Street, Biscayne Boulevard, and Interstate 95, provides efficient access to Downtown Miami, Miami Beach, and other major employment centers across the metropolitan area. This accessibility supports sustained residential demand and enhances the site's long-term development potential.

With zoning that permits mid-rise residential or mixed-use development and a clear entitlement framework, the property presents a well-located opportunity within one of Miami's evolving urban neighborhoods where redevelopment activity continues to gain momentum.

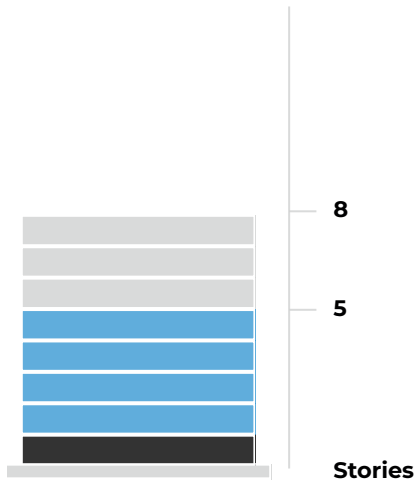


**Pablo Rodriguez**  
Managing Broker

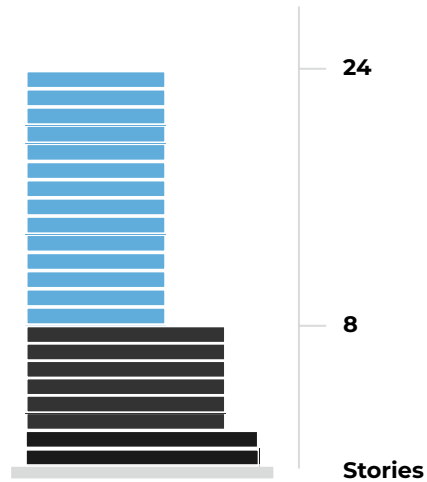
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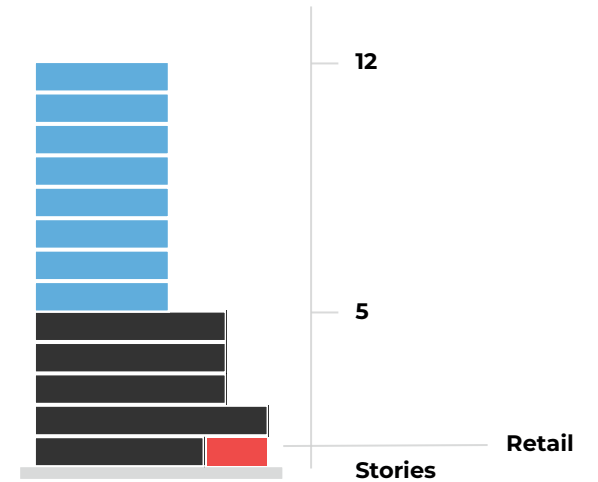
## By-Right Maximum Lot Capacity



## Live-Local Maximum Lot Capacity



## Live-Local Feasibility



Residential Density:	65 Units / Acre
Dwelling Units Allowed (As of Right):	25 Units
Lot Coverage:	80%
Zoning:	T5-0
Max Building Height:	5 up to 8 Stories
Max Built Area:	70,910 SF
Price / Residential Unit:	\$64,000
Max Hospitality Units:	52 Units
Price per Hospitality Unit:	\$30,769

Residential Density:	1,000 Units / Acre
Dwelling Units Allowed (Live-Local):	407 Units
Max Building Height:	24 Stories
Max Built Area:	240,736 SF
Principal Building Max Height (Podium):	8 Stories
Principal Tower Allowed Height:	14 Stories
Max Retail Area:	55,000 SF

Residential Units:	96 Units
Total Building Height:	12 Stories
Residential Units Average Size:	540 SF
Residential Height (Stories):	8 Stories
Total Building Area:	127,278 SF
Residential Area Net:	51,840 SF
Commercial Area Net:	3,670 SF
Parking Area:	60,666 SF
Common Space Area:	11,102 SF
Total Parking Required:	163 Spaces
Parking Structure Height:	4-5 Stories

NW 62 ST

BIRDS EYE VIEW



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# EAST VIEW

NORTH BAY VILLAGE

MIAMI BEACH

MAGIC CITY

BUENA VISTA

LITTLE RIVER

NW 62 ST



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NORTH MIAMI

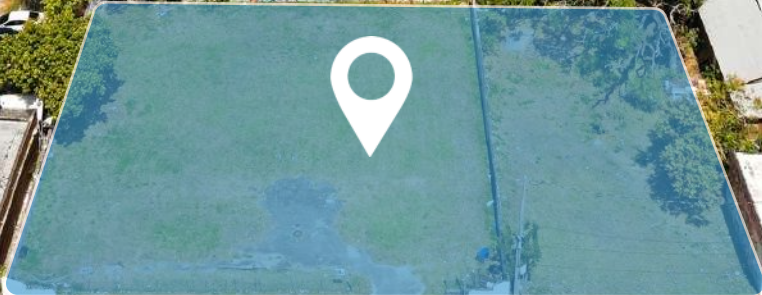
AVENTURA

# NORTH VIEW

LITTLE RIVER

NW 2 AVE

NW 62 ST



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EAST HIALEAH

WEST LITTLE RIVER



WEST VIEW

NW 62 ST

NW 2 AVE



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# SOUTH VIEW

EDGEWATER

DOWNTOWN

BRICKELL

ALLAPATTAH

MIDTOWN

WYNWOOD

DESIGN DISTRICT

BUENA VISTA

NW 62 ST

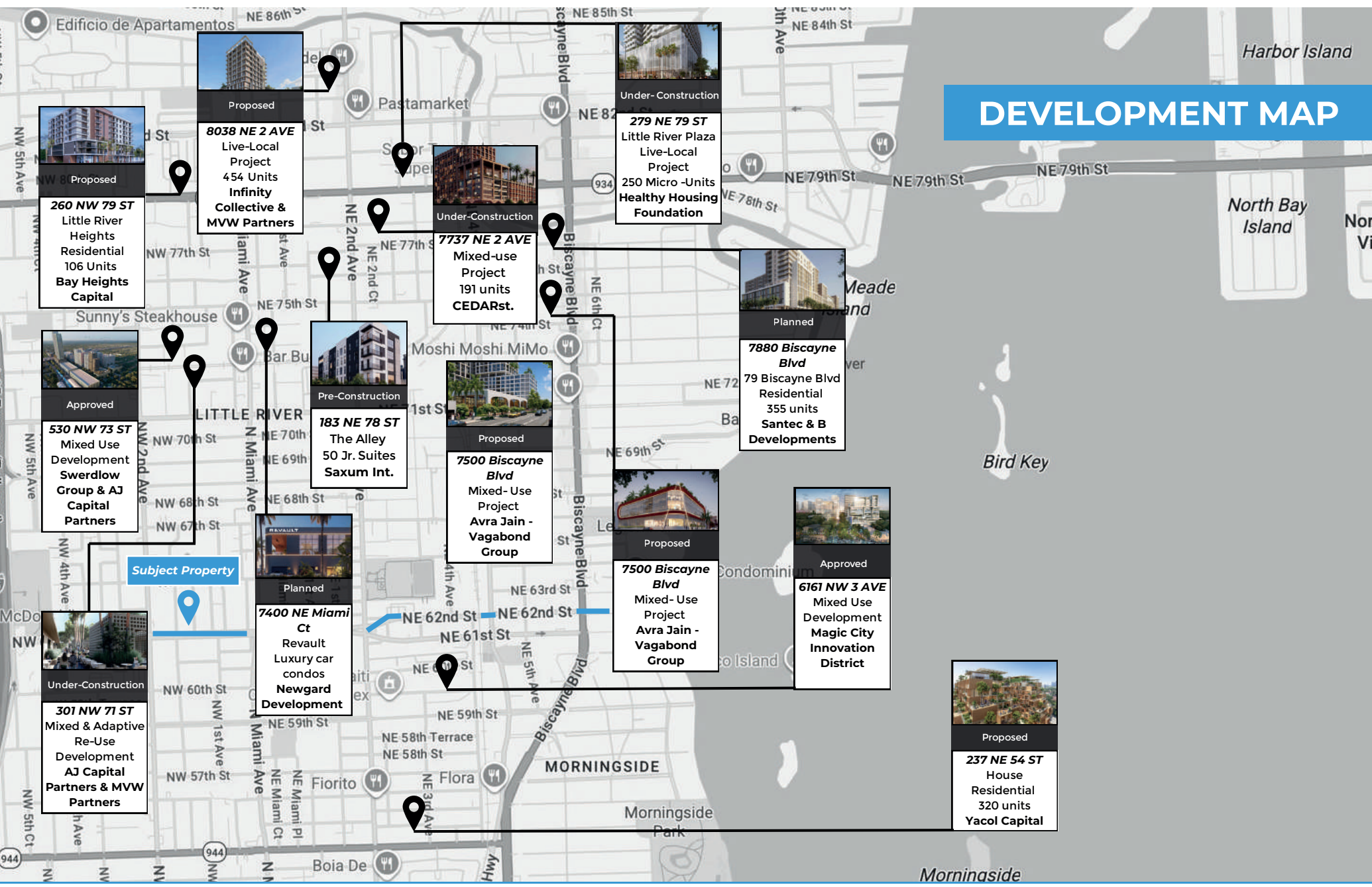
NW 2 AVE



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# DEVELOPMENT MAP



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# SCALE



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