



**PRICE IMPROVEMENT  
\$300,000 BASIS RESET  
NOW OFFERED AT \$1,490,000**

**2200 NW 90TH ST  
MIAMI, FL 33147**

**OPPORTUNITY ZONE  
MULTIFAMILY SITE  
48 UNITS**



**SCAN FOR INFO**

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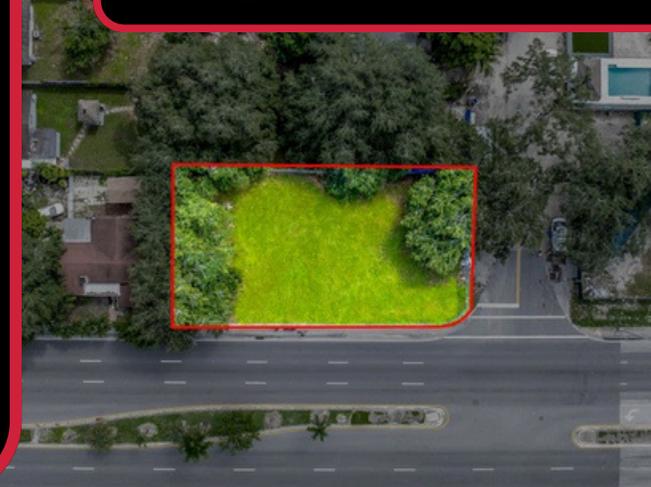
**VISIT FAUSTOCOMMERCIAL.COM  
1761 W FLAGLER ST, MIAMI, 33135**



**PRICE: \$1,490,000**

Seller financing available with flexible and creative terms. Little 22 is a ±10,786 SF shovel-ready corner site in West Little River with fully approved plans for an 8-story, 48-unit multifamily building and 34 parking spaces (7 EV-ready). Offered at \$1,790,000, it removes all major development risks—no entitlement issues, no permit delays, no county cycles—allowing immediate groundbreaking and stronger project feasibility. Located in an Opportunity Zone, the site provides great visibility, transit access, and valuable tax benefits for investors.

**Lot Size ... 10,786 Sq Ft  
Zoning .... UC-MC (UC Center)**



Unit Type	Units	Sec8 Rent (per unit)	Sec8 Monthly	Sec8 Annual
1 Bed / 1 Bath	36	\$2,040.00	\$73,440.00	\$881,280.00
1 Bed + Den / 1 Bath	6	\$2,100.00	\$12,600.00	\$151,200.00
2 Bed / 2 Bath	6	\$2,520.00	\$15,120.00	\$181,440.00
<b>TOTAL</b>	<b>48</b>	<b>-</b>	<b>\$101,160.00</b>	<b>\$1,213,920.00</b>