



FOR SALE
DEVELOPMENT SITE

7618-24 NE 2 AVE
MIAMI, FL 33138

UPSIDE
COMMERCIAL

EXECUTIVE SUMMARY

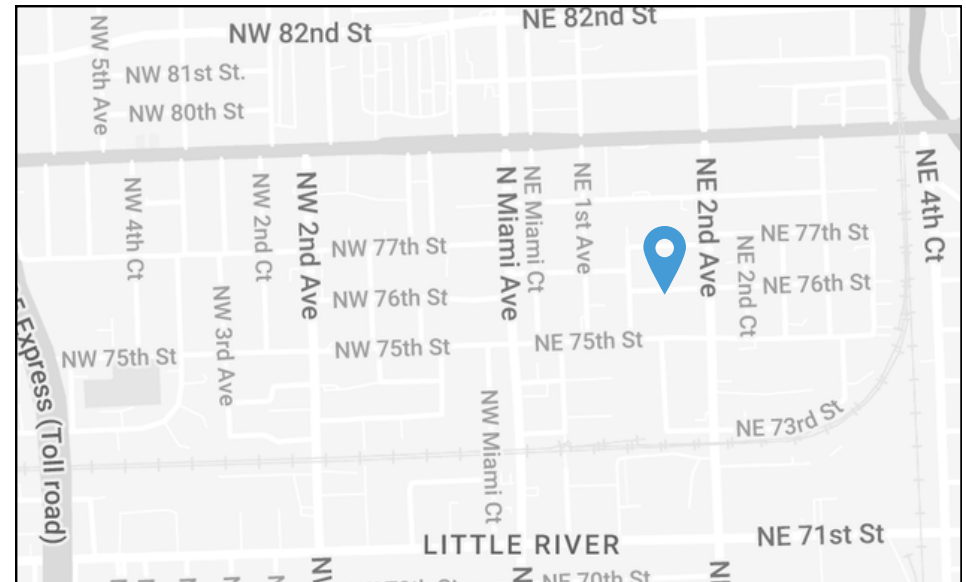
7618–24 NE 2 Avenue presents an infill development opportunity within Miami's Little River submarket, an area benefiting from growth extending from the Upper East Side, Midtown, Wynwood, and the Design District. The property is located within a rapidly evolving infill market with active new construction and redevelopment in the immediate area, highlighting ongoing neighborhood transformation.

The site supports mid-rise residential development under existing zoning, offering density and flexibility while maintaining a clear entitlement framework. Its location near NE 2nd Avenue, Biscayne Boulevard, and I-95 provides convenient access to Downtown Miami, Miami Shores, Miami Beach and surrounding employment centers, supporting long-term residential demand.

Overall, the property offers a well-located, entitlement-supported opportunity for developers seeking exposure to one of Miami's emerging urban growth markets.

OFFERING SUMMARY

SALES PRICE:	\$2,200,000
TOTAL LOT SIZE:	13,268 SF
PRICE/SF/LOT:	\$165 SF
ZONING:	T6-8-O
ASSET TYPE:	Development Site
SUBMARKET:	Little River



INVESTMENT HIGHLIGHTS

- **±13,268** SF assemblage across **two** contiguous folios
- Zoned **T6-8-O** allowing up to **8 stories** with residential and commercial uses.
- Located within the **Little River** submarket near Upper East Side, Wynwood and the Design District.
- Strong connectivity via **NE 2nd Avenue**, Biscayne Boulevard, and I-95
- Eligible for **Florida Live Local Act** incentives and located within a designated **Opportunity Zone**, supporting residential-focused development strategies.
- potential to develop up to **46** residential units as of right, subject to compliance with applicable regulations and design standards

Pablo Rodriguez
Managing Broker

pablo@upsidecommercial.com

C: 786-865-5534

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

UPSIDE
COMMERCIAL

PROPERTY LOCATION

7618-24 NE 2 Avenue is situated within Miami's Little River submarket, a centrally positioned area experiencing increased development activity as growth continues to expand north from the Upper East Side, Midtown, Wynwood, and the Design District. The surrounding area includes a mix of recent residential projects, adaptive reuse, and new construction that reflects a broader pattern of neighborhood evolution.

The property benefits from proximity to major transportation corridors, including NE 2nd Avenue, Biscayne Boulevard, and Interstate 95, providing efficient access to Downtown Miami, Miami Beach, Miami Shores, and key employment centers throughout the urban core. This connectivity enhances the site's appeal for future residential use and supports sustained housing demand.

With zoning that permits mid-rise residential development and a defined entitlement environment, the site offers a clear development pathway within a strategically located and increasingly active urban market.



Pablo Rodriguez
Managing Broker

pablo@upsidecommercial.com

C: 786-865-5534

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

UPSIDE
COMMERCIAL

ZONING SUMMARY

“AS OF RIGHT”

BIRDS EYE VIEW

ZONING:	T6-8-O
LOT SIZE:	13,268
RESIDENTIAL DENSITY:	150 units / acre
MAX RESIDENTIAL UNITS:	46
LOT COVERAGE:	80%
MAX HEIGHT / STORIES:	8 up to 12
FAR:	79,579 SF
PRICE / SF / FAR:	\$39,243
PRICE / RESIDENTIAL UNIT:	\$42,789
MAX HOSPITALITY UNITS:	92
PRICE PER HOSPITALITY UNIT:	\$25,215
OPPORTUNITY ZONE:	Yes
LIVE LOCAL ELIGIBILITY:	Yes



Pablo Rodriguez
Managing Broker

pablo@upsidecommercial.com

C: 786-865-5534

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

UPSIDE 
COMMERCIAL

EAST VIEW

Bal Harbour

Miami Beach

Biscayne BLVD

MIMO

IronSide

Cedar ST - Little River

Under Construction
7737 NE 2 AVE
12- Story Mix-Use Project
188 Residential Units

**Midtown Capital
Partners**

UDRB Approved
7501-7553 NE 2 AVE
22- Story Live Local Act Tower
348 Residential Units

Pablo Rodriguez
Managing Broker

pablo@upsidecommercial.com

C: 786-865-5534

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

UPSIDE
COMMERCIAL

NORTH VIEW

River Haus

Cade Capital Partners
Proposed
123 NE 79 ST
8-Story Mix-Use Project
154 Apartments

BOSCO RESIDENCES

Yakol Capital
Planned
8400 NE 1 PL
Mix Use Project
+300 Units

THE CITADEL

Food - hall
8300 NE 2 AVE

THE ALLEY

Saxum Intl
Pre - Construction
183 NE 78 ST
5 Story Condo Project
50 Junior Suites

MIAMI SHORES

NORTH MIAMI

AVENTURA

Little River Plaza

Under Construction
279 NE 79 ST
12- Story Live Local Act Project
250 - Micro Units

Cedar ST - Little River

Under Construction
7737 NE 2 AVE
12- Story Mix-Use Project
188 Residential Units

NE 2 AVE

NE 76 ST

Pablo Rodriguez
Managing Broker

pablo@upsidecommercial.com

C: 786-865-5534

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

UPSIDE
COMMERCIAL

WEST VIEW

Swerdlow Project

Planned
Swerdlow Group & AJ Capital
530 NW 71 ST
Mix Use Project / Live Local Act
7,513 units / 600k SF of
commercial space

Revault Miami

Planned
Newgard Development
7400 NE Miami CT
Luxury Car-Condos



Little River Heights

Proposed
Bay Heights Capital
260-290 NW 79 ST
8-Story Tower
106 Market-Rate Apartments

Miami Breeze Way

Under Construction
AJ Capital & MVW Partners
301 NW 71 ST
27- Acre
Adaptive Re-Use Development

THE ALLEY

Saxum International
Pre - Construction
183 NE 78 ST
5-Story Condo Project
50 - Junior Suites

Pablo Rodriguez
Managing Broker

pablo@upsidecommercial.com

C: 786-865-5534

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

UPSIDE
COMMERCIAL

SOUTH VIEW



Pablo Rodriguez
Managing Broker

pablo@upsidecommercial.com

C: 786-865-5534

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

UPSIDE
COMMERCIAL

UPSIDE⁷

COMMERCIAL

Pablo Rodriguez
Managing Broker

pablo@upsidecommercial.com

C: 786-865-5534

2915 Biscayne Blvd, Ste 271

Miami, FL 33137

info@upsidecommercial.com

O: 305-588-9797

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.