



INVESTMENTS REALTY

OFFERING MEMORANDUM

REDEVELOPMENT WATERFRONT OPPORTUNITY IN NORTH MIAMI

2225 NE 123rd St, Miami, FL 33181

ASSET BREAKDOWN

Truly a prime asset with an incredible waterfront location in the heart of one of South Florida's hottest markets, North Miami.

- **Assemble Condo Building over 80%.**
- **Building of 25,515 SF in 40,000 SF / 0.92 Acre lot waterfront corner lot. Zoning is currently R-4**
- **All 31 units are spacious floor plans with both one and two bedrooms, plus convenient efficiencies.**
- **Located in a rapidly developing urban core of North Miami and at the entrance of the causeway to Bay Harbor Islands and Bal Harbor. Close to US-1, with a high walkability score & access to neighborhood public parks.**
- **Directly adjacent to the recent Related Group purchase of a waterfront corner lot where, according to a city commission meeting, Related Group will build luxury condos starting at \$4.6 Million.**
- **In addition, there are other Developments occurring nearby: 2500 housing units are planned nearby.**

PRICE UPON REQUEST

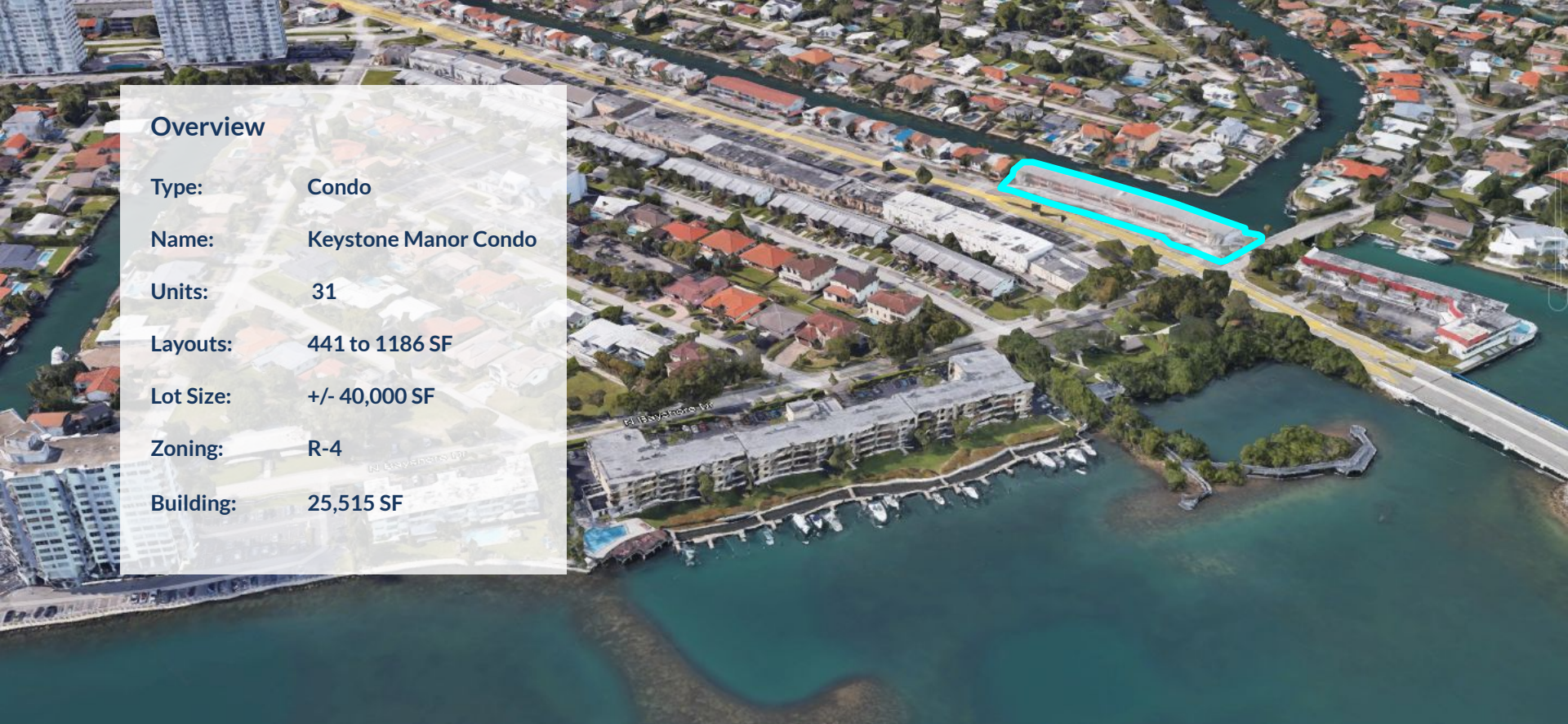
**Development Site in the Heart of
North Miami Beach**

JOEL RODRIGUEZ | Broker

joel@glirealty.com

**O. 305.635.3005
C. 786.285.7739**

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by the 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.



Overview

Type: Condo
Name: Keystone Manor Condo
Units: 31
Layouts: 441 to 1186 SF
Lot Size: +/- 40,000 SF
Zoning: R-4
Building: 25,515 SF



KEYSTONE



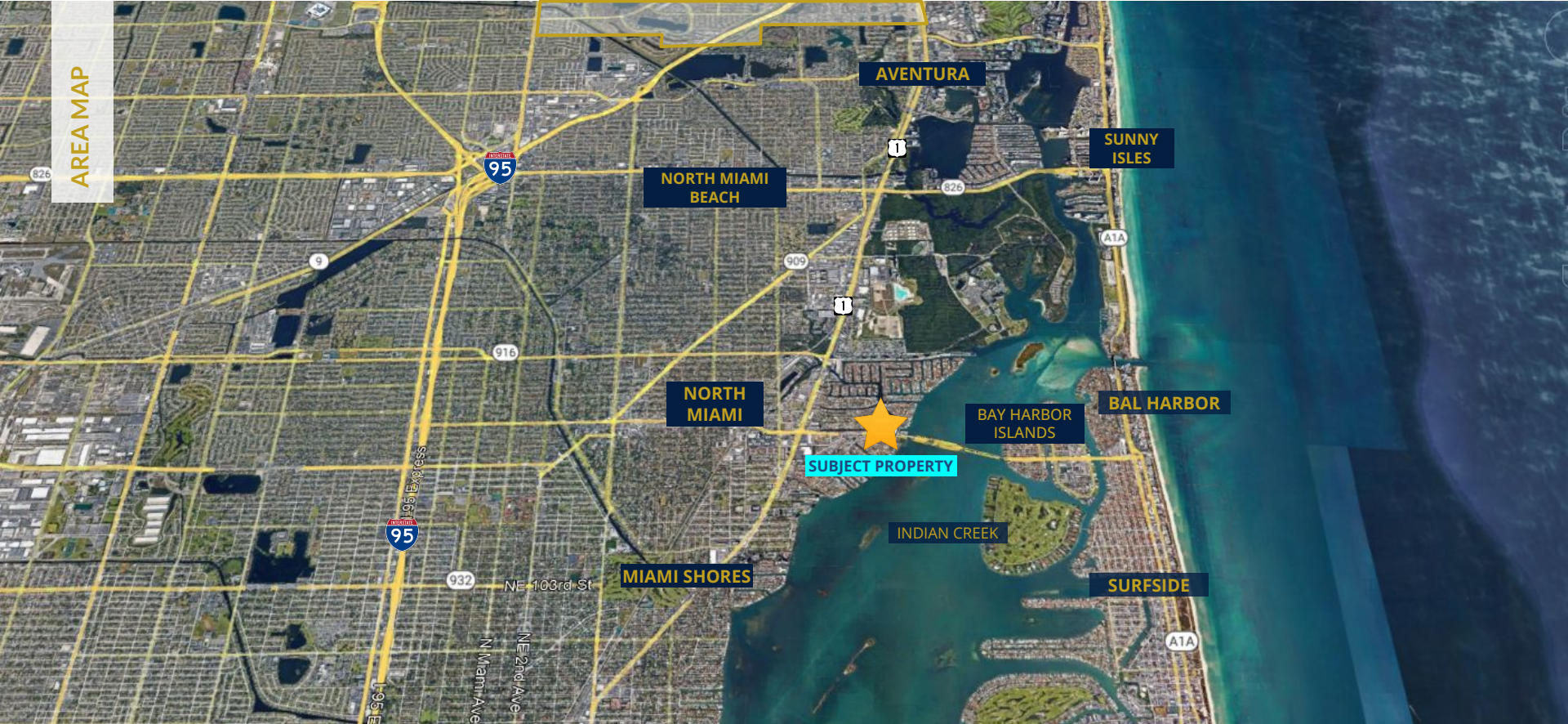
KEYSTONE



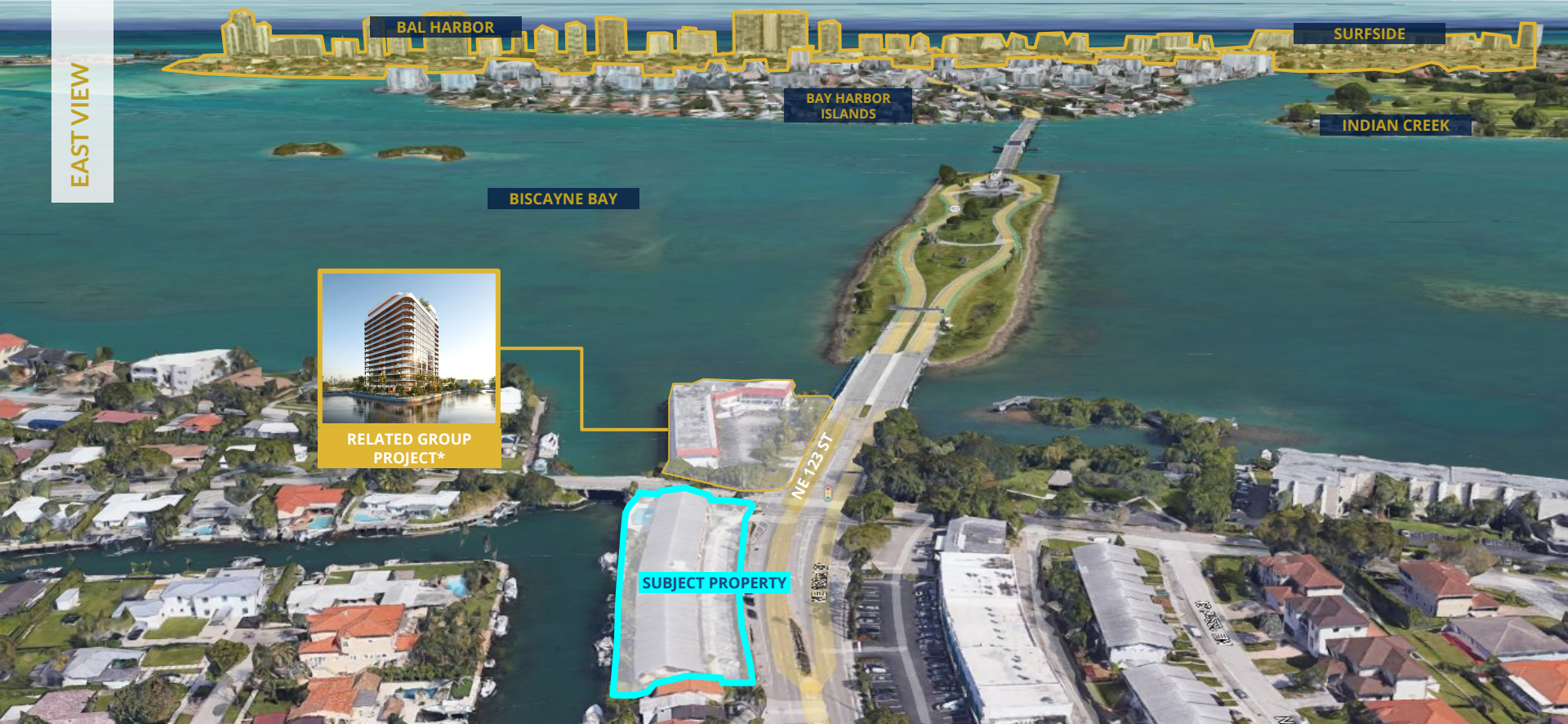
KEYSTONE



AREA MAP



EAST VIEW



FROM EAST



FROM EAST



RELATED GROUP
PROJECT*

FROM EAST





**Redevelopment Waterfront
Opportunity in North Miami**

JOEL RODRIGUEZ | Broker

joel@glirealty.com

**O. 305.635.3005
C. 786.285.7739**

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.