

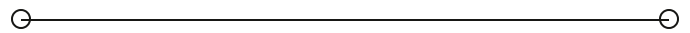


FOR SALE

Little Havana Redevelopment Opportunity

2190-2170 NW 2ND STREET

Miami, FL 33125



PRESENTED BY:

JOEL A. KATTAN, SIOR

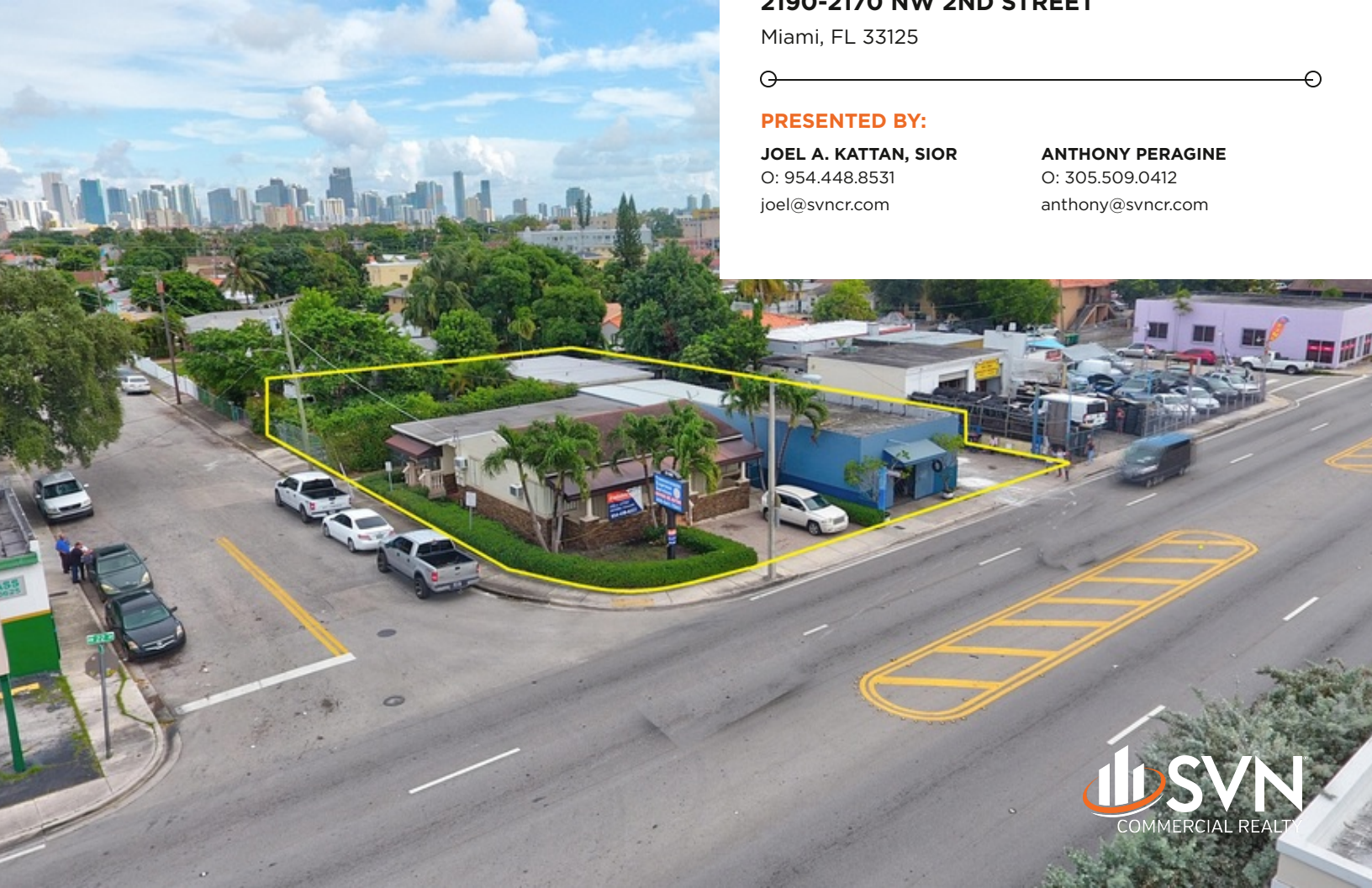
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PROPERTY SUMMARY



SALE PRICE	\$2,950,000
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PROPERTY OVERVIEW

SVN Commercial Realty is pleased to present a redevelopment opportunity consisting of three adjacent parcels located in the heart of Little Havana. The offering totals +/- 14,716 SF or 0.33 AC of land with frontage on NW 22nd Avenue including a hard corner on NW 2nd Street. Current zoning is T6-8-O and T3-O Urban Core which lends itself to the possibility of redevelopment into multi-family residential, office, retail, or mixed use. One of the parcels is currently vacant and the other two are occupied by month-to-month tenants.

Little Havana is one of the fastest growing neighborhoods in Miami and is home to landmarks such as Calle Ocho, Versailles Cafe, and Marlins Park. Rental rates are increasing, vacancies are low, and demographics are strong. In addition, Little Havana is seeing rapid growth of mid-rise multi family and mixed used projects with strong absorption.

PROPERTY HIGHLIGHTS

- Three Parcel Redevelopment Opportunity
- 2190 NW 2nd ST, 2170 NW 2nd ST, and 151 NW 22nd Ave
- Assemblage Totals +/- 14,176 SF or 0.33 AC of Land

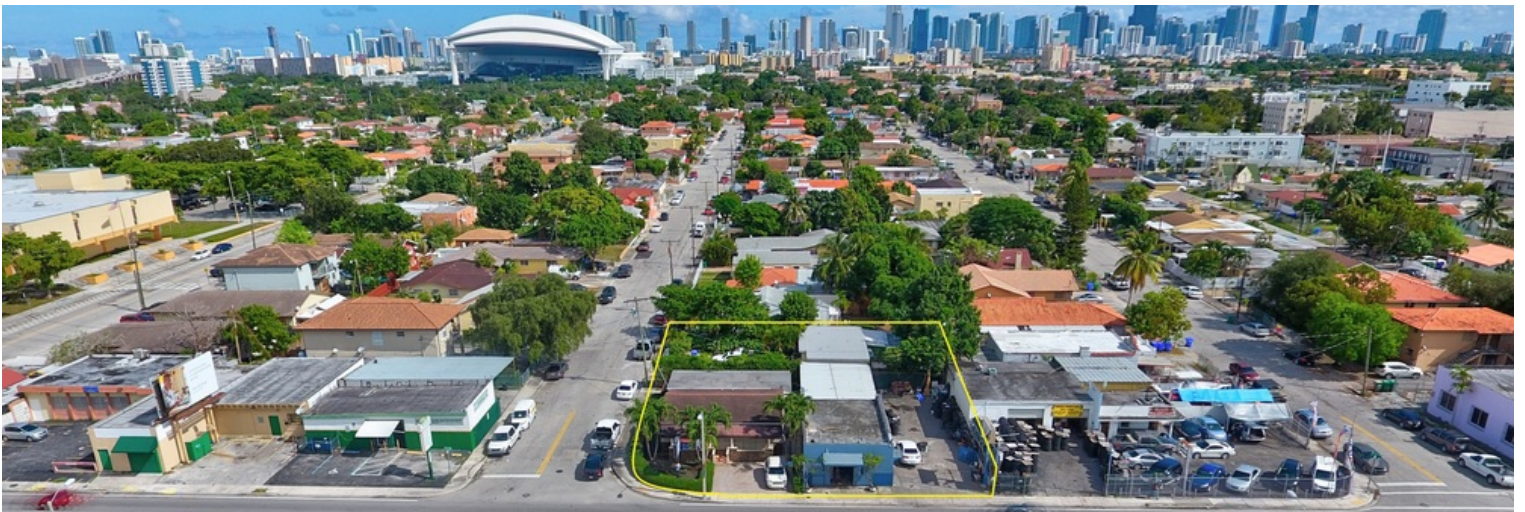
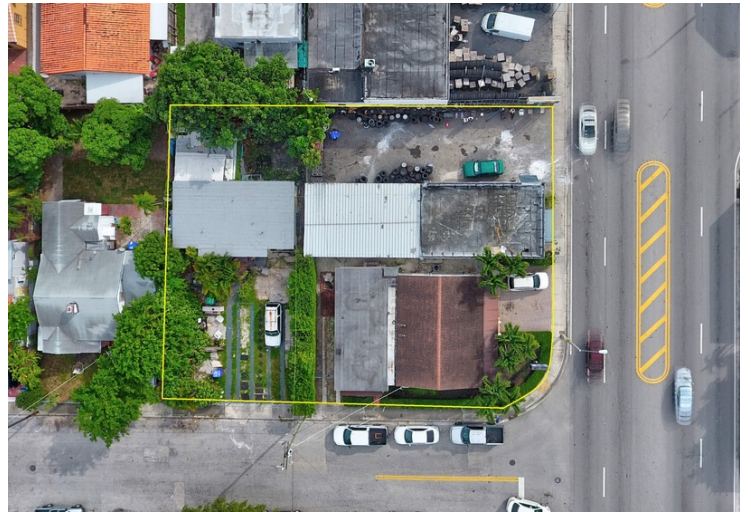
OFFERING SUMMARY

BUILDING SIZE:	3,645 SF
LOT SIZE:	0.33 Acres
ZONING:	T6-8-O & T3-O
MARKET:	Miami-Dade
SUBMARKET:	Little Havana
APN:	01-4103-009-0180,0190,0200

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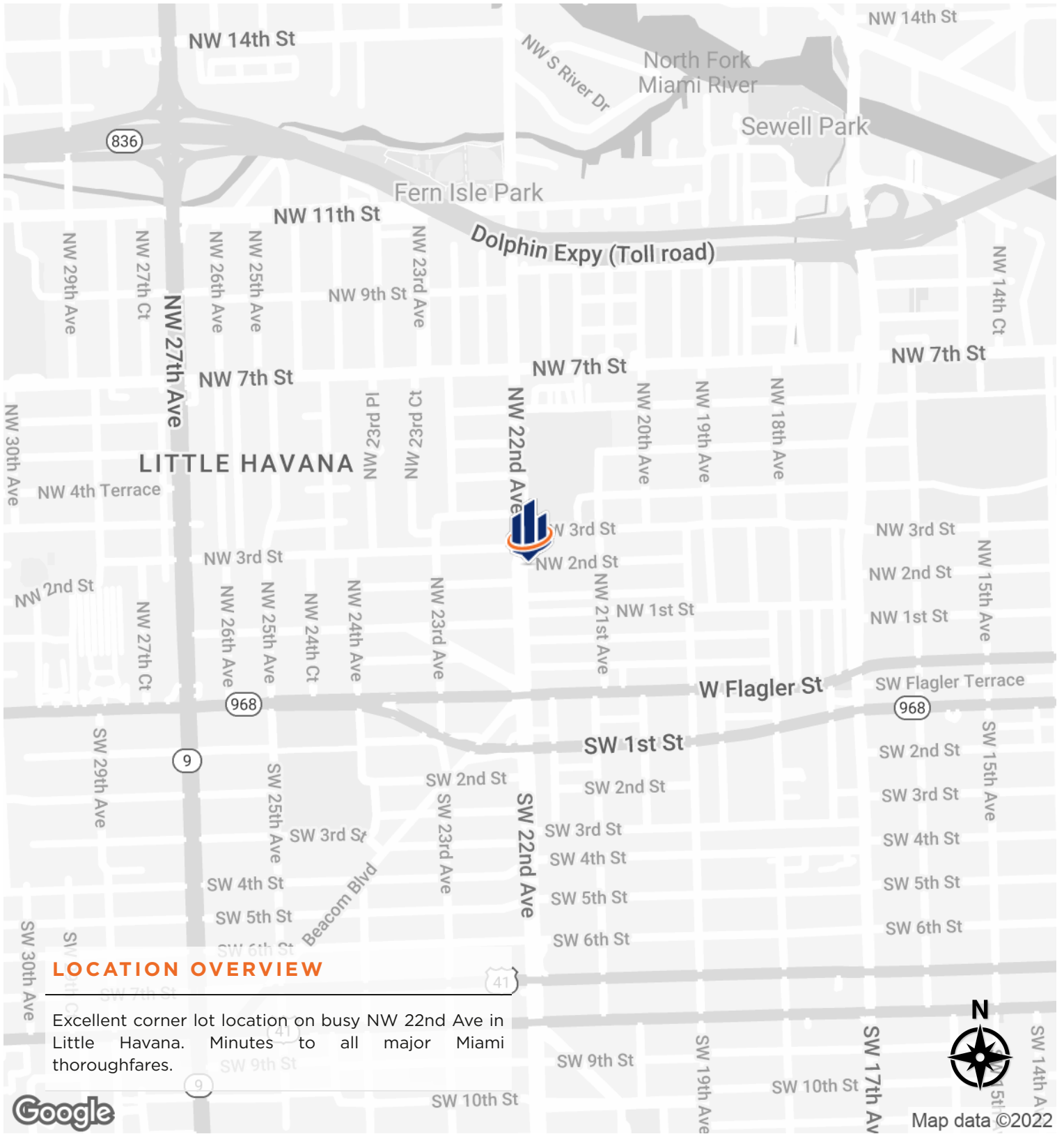
ADDITIONAL PHOTOS



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LOCATION MAP



LOCATION OVERVIEW

Excellent corner lot location on busy NW 22nd Ave in Little Havana. Minutes to all major Miami thoroughfares.



Map data ©2022

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