



1873 NW FLAGLER TERRACE MIAMI, FL 33125

4,450 Sq. Ft. development site in West Little Havana that consists of one vacant lot in a sector seeing surging development and demand. T4-R Zoning is ideal for this dynamic submarket experiencing economic growth, sub 2% vacancies pushing rental rates higher and demand is ever stronger for mixed-use infill development like this.

Density allows for 3 units by right however city programs exist with mixed-income development that allows for double the density to 7. Unit mixes are open so developers can build from 1 bedroom models or even to 3 bedroom models, creative and aggressive designers may adopt even co-living approach which is a trend that has shown to be very profitable for those willing to take on the unique operations.

Site is beautifully laid out in a 50 x 89 sf site which allows for hyper-efficient design layout and cost to build, with frontages on two streets, allowing for ease of design of interior parking and circulations. This is an inflation proof investment for investors and in a highly desirable community that continues to bring great returns to savvy investors.

FOR PRICE: \$450,000

Land Size: 4,450 Sq Ft

Zoning: T4-R



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