

Prime Corner Development Opportunity

895 NW 45th Ave, Miami, FL 33126



Price \$1,260,000	Lot Size 0.30 AC / 13,125 SF	Zoning T5-R	Folio 01-3132-006-0070
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Opportunity Summary

A rare vacant corner lot in Miami positioned for multifamily redevelopment. The offering includes a preliminary architectural progress set for a proposed 4-story, 18-unit apartment building, allowing developers to begin with an existing design package and evaluate the site quickly.

Highlights

- Vacant corner development site with strong visibility and access.
- Preliminary progress plans include site plan, floor plans, roof plan, elevations, and unit layouts.
- **Proposed concept: new 4-story, 18-unit multifamily apartment building.**
- T5-R zoning and vacant commercial land use shown in Miami-Dade records.
- Limited-time marketing opportunity; buyer to verify all details and feasibility.

Preliminary plans included - not represented as approved, permitted, or construction-ready.

Development Concept & Site Information

Proposed 4-story, 18-unit multifamily concept based on the preliminary architectural progress set.



Property Details

Address: 895 NW 45th Ave, Miami, FL 33126

Asset Type: Vacant land / redevelopment site

Lot Size: 0.30 AC / 13,125 SF

Zoning: T5-R

Current Use: Vacant commercial land

Folio / Parcel ID: 01-3132-006-0070

Included Plan Package

- Architectural rendering
- Proposed site plan
- Ground floor plan
- Second, third, and fourth floor plans
- Roof plan
- Unit layouts and elevations



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Buyer Due Diligence

Buyer should independently verify zoning, land use, utility conditions, setbacks, density, parking, plan status, permit status, approvals, impact fees, and all development feasibility prior to closing. All information is provided for marketing purposes only and is subject to change.