



FOR SALE

26 SW SOUTH RIVER DRIVE
MIAMI, FL 33130

**RIVER DRIVE & FLAGLER
DEVELOPMENT SITE**

STL
COMMERCIAL

OVERVIEW

Offered for the first time since 1980, STL Commercial is pleased to present an incredible opportunity to acquire a one of a kind development site overlooking the Miami River and Downtown Miami. The zoning allows 12 story development for a variety of uses including hotel and multi-family.

Due to its positioning over River Drive, a new build would feature unobstructed views of the river and Downtown, and to the south - views of Biscayne Bay. The Miami River is a booming district featuring some of the city's most notable food & entertainment, like Kiki on The River and Seaspice.

The property has approximately 26,000 SF of land with a 9,300 SF two-story office building. The site also has significant frontage on Flagler Street, which directly connects the property to Downtown (0.2 miles away).

SITE SUMMARY

LOT SIZE: 25,639 SF

BUILDING SIZE: 9,320 SF

ZONING: T6-12-O

ALLOWED USES: Multi-Family, Hotel, Retail, Office, Restaurant, Entertainment, Etc.

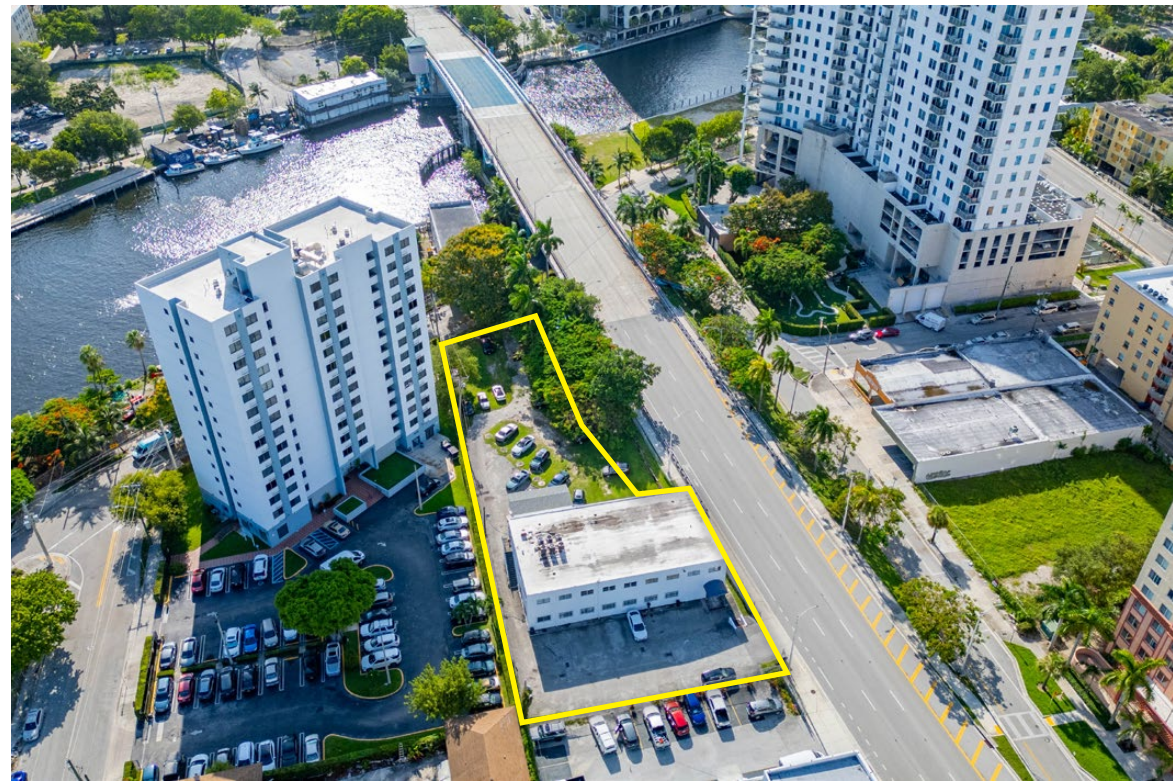
ALLOWED HEIGHT: 12 Stories (before bonuses)

ALLOWED DENSITY: 88 Multi-family Units
176 Hotel Units (before bonuses)

BUILDABLE SF: 205,112 SF

ASKING PRICE: \$7,800,000

*Massing Study on pages 15-20



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ALEX TSOULFAS | PRESIDENT | 305.972.7217

JULIETTE GRUENER | DIRECTOR OF OPERATIONS | 305.905.1420

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BIRDSEYE VIEW



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POTENTIAL SITE RENDERING



RENDERING

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SOUTH AERIAL VIEW



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SOUTHEAST AERIAL VIEW

DOWNTOWN

BRICKELL



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EAST AERIAL VIEW

BRICKELL

KEY BISCAYNE



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NORTHEAST AERIAL VIEW



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NORTH AERIAL VIEW



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NORTHWEST AERIAL VIEW



MARLINS
STADIUM

HEALTH DISTRICT

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VISIBILITY

This property offers the ability to profit off of signage and advertising with visibility from Flagler Street (14,000 vehicles per day), I95 (181,000 vehicles per day), and The River.



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EXTERIOR PHOTOS



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POTENTIAL SITE RENDERING - GROUND LEVEL



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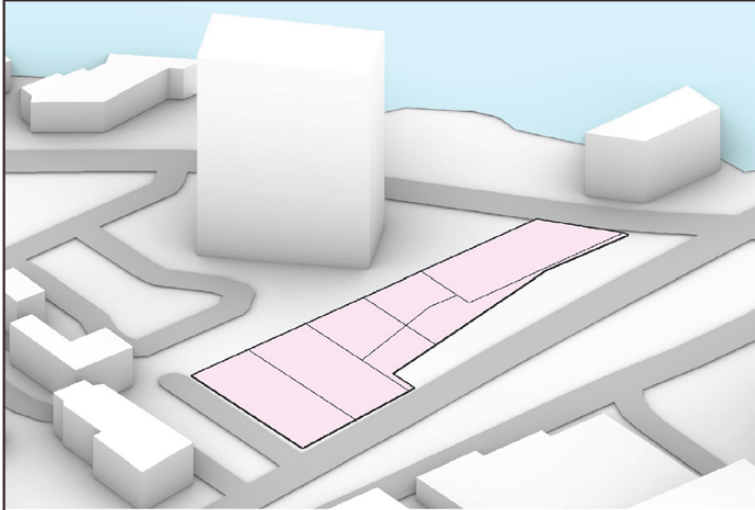
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MASSING STUDY

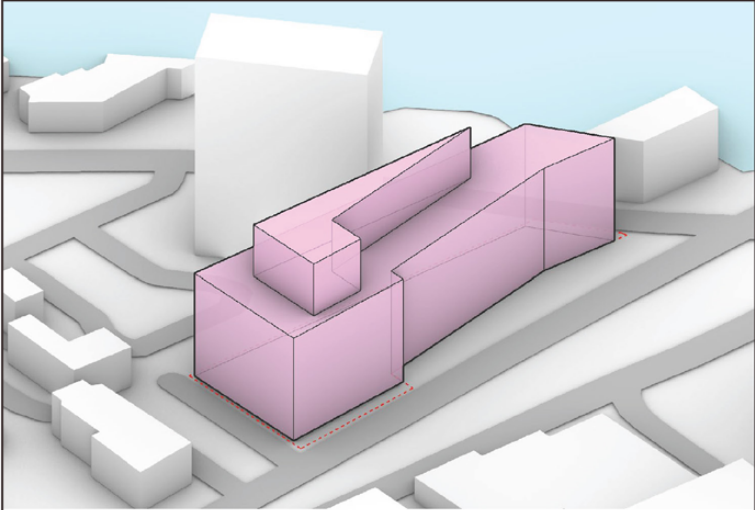
SITE ANALYSIS



GENERAL INFORMATION	
Area	25,639 ft ²
City	Miami
Neighborhood	Little Managua
Zoning Code	T6-12-O
OVERLAYS	
Flood Zone	<input checked="" type="checkbox"/>
Transit Oriented Development	<input checked="" type="checkbox"/>
Transit Corridor Quarter-Mile	<input checked="" type="checkbox"/>
Residential Density Increase	<input type="checkbox"/>
Rapid Transit Zone	<input type="checkbox"/>
FAA Height Limitation	<input checked="" type="checkbox"/>
Opportunity Zone	<input type="checkbox"/>
Live Local Act	<input checked="" type="checkbox"/>



ENVELOPE ANALYSIS



SETBACK	
Primary	10 ft; 20 ft (above 8th)
Secondary	10 ft; 20 ft (above 8th)
Side	0 ft; 30 ft (above 8th)
Rear	0 ft; 30 ft (above 8th)
ZONING AS OF RIGHT	
FLR	8
Max Building Coverage	80%
Max Height	12 floors
Density	150 units / acre
Max Residential Units Allowed	88
Max Lodging Units Allowed	176
Max Buildable Area	205,112 ft ²

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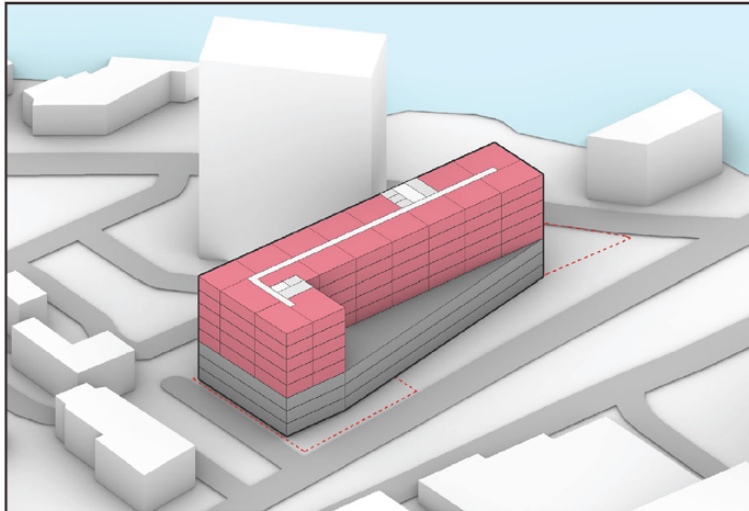
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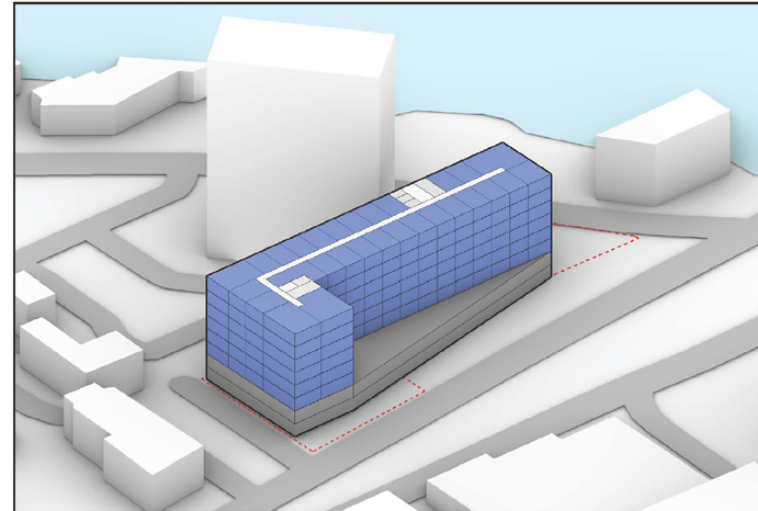
MASSING STUDY

SCENARIO 1 - RESIDENTIAL



DEVELOPMENT	
Buildable Area	129,667 ft ²
Rentable Area	61,585 ft ²
Viable Unit Count	88 units
Average Unit Size	700 ft ²
Building Height	80 ft
Habitable Floor Count	5
PARKING	
Area	56,337 ft ²
Count	99
Ratio	1,12
Floor Count	3
COVERAGE	
Building Coverage	76%
Open Space	22%

SCENARIO 2 - LODGING



DEVELOPMENT	
Buildable Area	125,554 ft ²
Rentable Area	73,902 ft ²
Viable Unit Count	176 units
Average Unit Size	425 ft ²
Building Height	80 ft
Habitable Floor Count	6
PARKING	
Area	37,558 ft ²
Count	70
Ratio	0,397
Floor Count	2
COVERAGE	
Building Coverage	76%
Open Space	22%



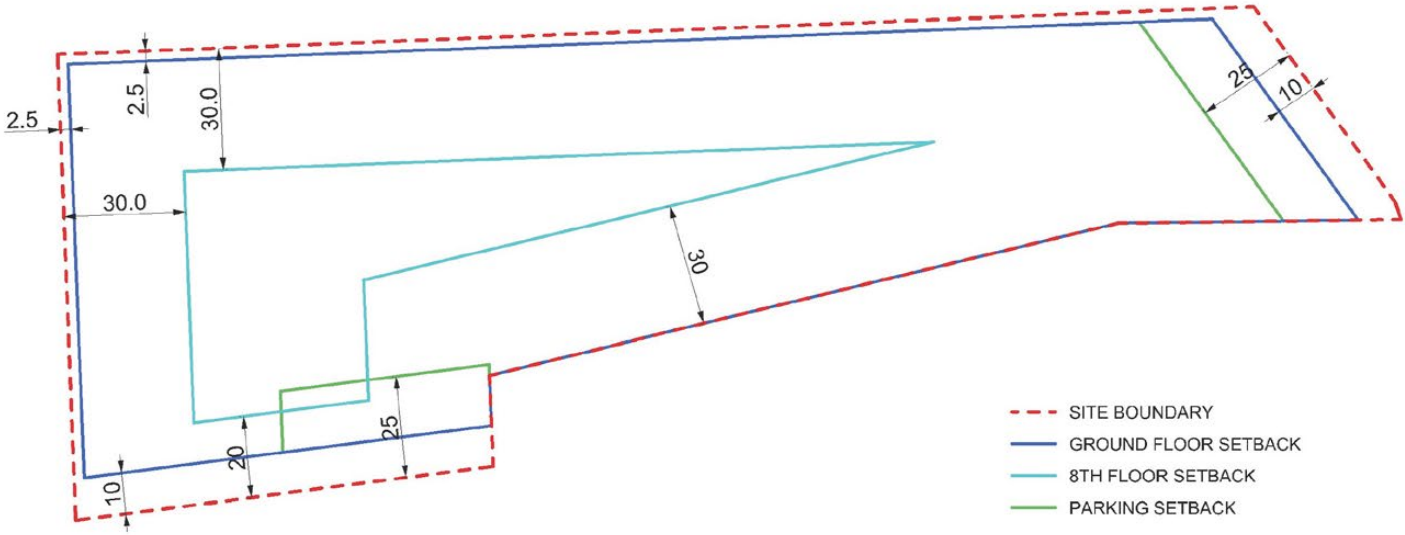
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SETBACKS



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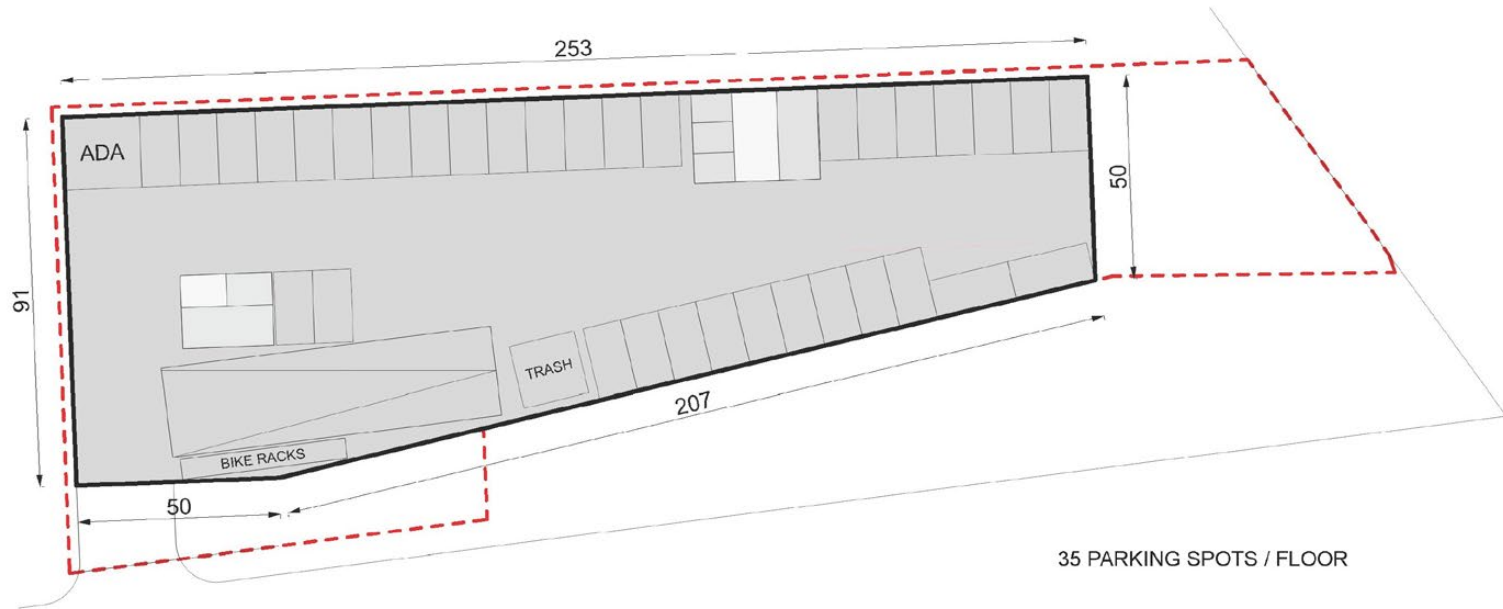
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MASSING STUDY

PARKING FLOOR



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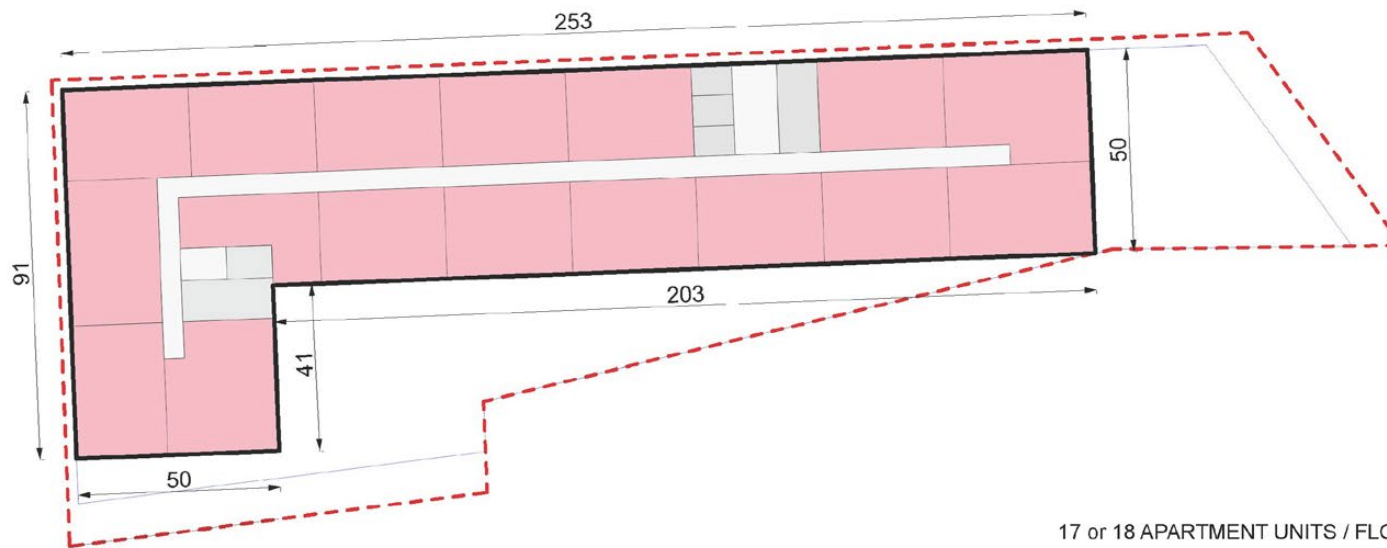
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RESIDENTIAL FLOOR



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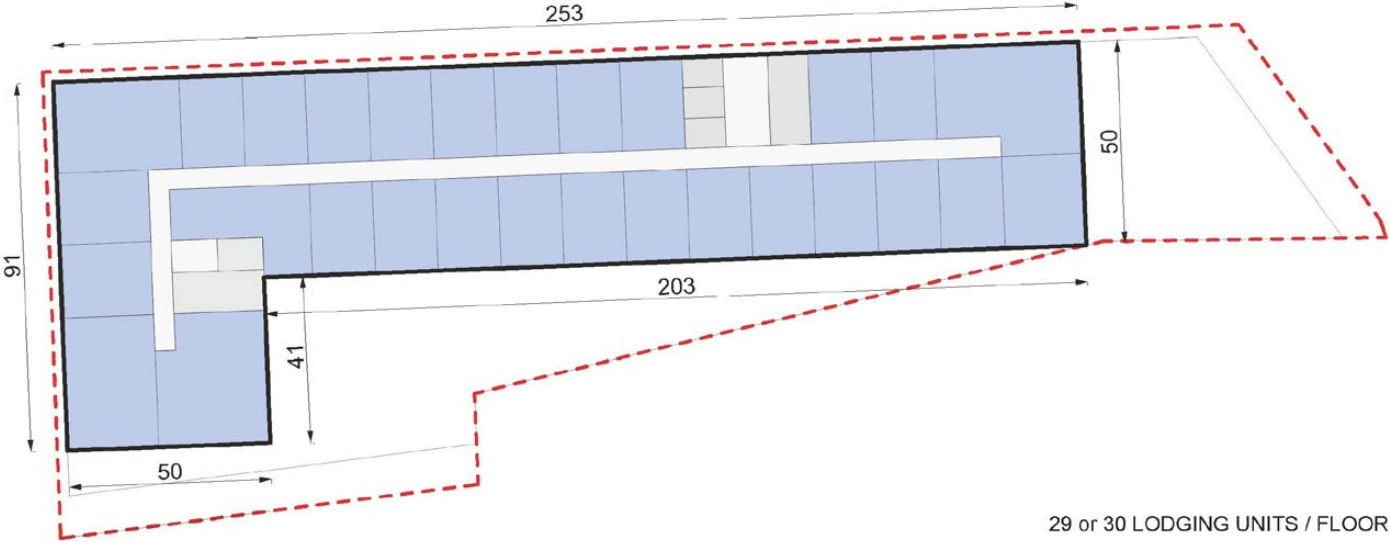
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MASSING STUDY

LODGING FLOOR



29 or 30 LODGING UNITS / FLOOR



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