

Downtown Miami Development Site

116 & 122 S. Miami Ave Assemblage

Develop up to 180 Units via Live Local with Retail
Transit Oriented Development (TOD)
Asking \$7.499 mm or \$42,000/door land cost

Downtown Miami Development Site | Messina Building | 116 & 122 S. Miami Ave, Miami, FL 33130

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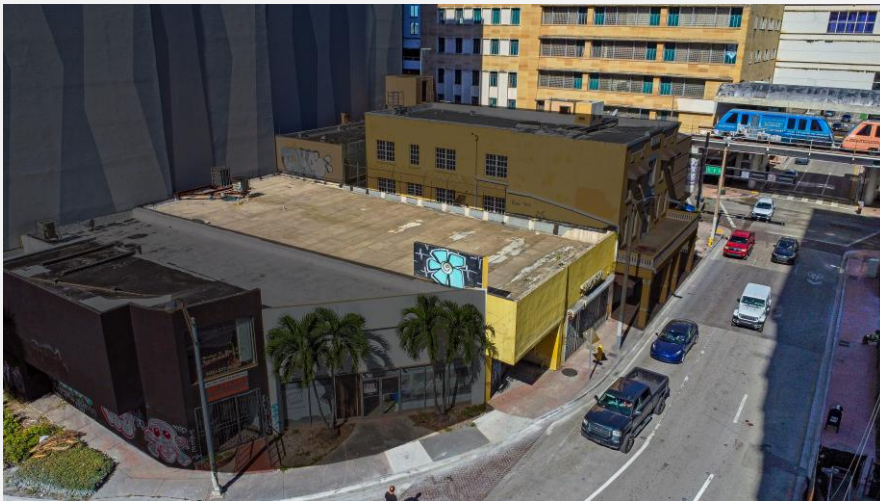


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Offering & Property Overview

Addresses:	116 & 1222 S. Miami Ave
Development Potential:	Up to 180 units via Live Local Act
Zoning:	T6-80-O
Benefits:	Live Local Act SB102 & 328 Amendment TOD – ½ Mile Radius 2 Metro stations within 1 block each
Land:	7,888 SF
Existing Improvements:	1 story retail bays 3,725 & 4,500 SF (8,225 net leasable SF)
Front Feet:	85 feet +/-
Depth Average:	98 feet +/-
Folio #s:	01-0112-040-1030 & -1190
Assemblage Asking:	\$7.499 mm



Process number: **PZ-24-18245**



MESSINA BUILDING
PZD-1 Letter of Intent
Process No. PZ-24-18245
8-26-2024

The Messina Building
116 South Miami Ave. Miami, Fla. 33130

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Location – Downtown Miami



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Location – Downtown towards Northeast



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Location – Across the River from Brickell



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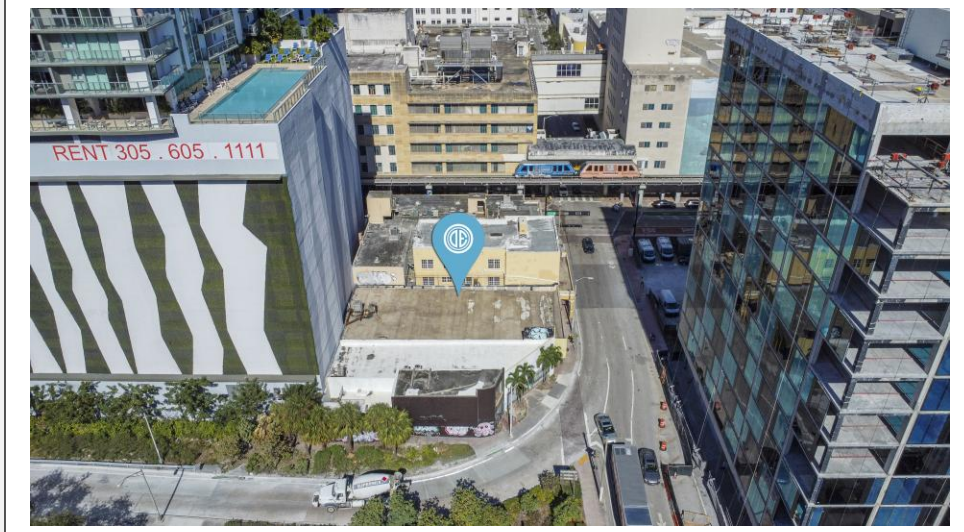
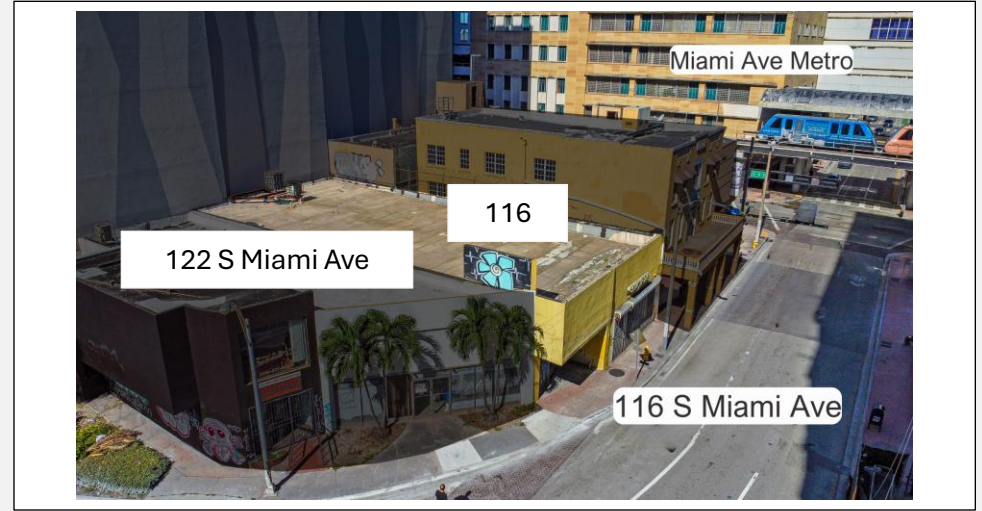
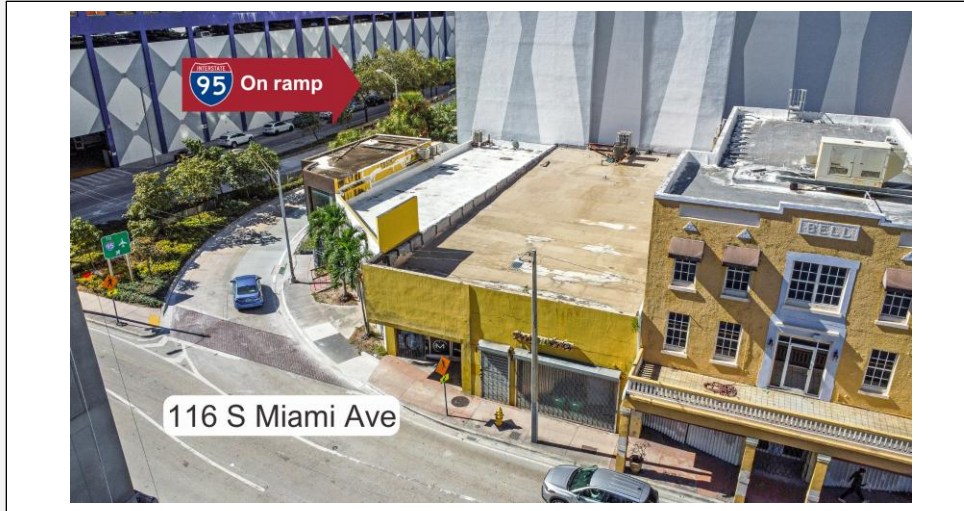


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Location – 116 & 122 S Miami Ave



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Offering Review & Assemblage

116 S. Miami Ave:

Asking \$3.999 mm

Exclusively Listed

We are pleased to offer this Downtown Miami Development Site with the potential to **build up to 102 units** as a Transit Oriented Development (“TOD”) via a Live Local/SB-102 Act submission. No existing approvals. Zoned T6-80-O.

122 S. Miami Ave:

Asking \$3.5 mm

Off Market

Also available is this site which would contribute **up to 78 units** as a Transit Oriented Development (“TOD”) via a Live Local/SB-102 Act submission. No plans created. Zoned T6-80-O

The Properties & potential assemblage:

Asking \$7.499 mm

Together build up to 180 units by right under Live Local. The properties are close to major new Luxury Developments, the Flagler Street Pedestrian Promenade, & one block to the Miami Ave Metro-station at SE/SW 1st Street. Within minutes arrive at Brickell City Center, Miami World Center, Kaseya Center, Arts & Entertainment District, Bayfront Park; or via Miami Central Station connect to Miami’s Airport or Brightline. Ample shopping includes Whole Foods, Publix & Aldi. Site set amongst tourist destinations, office buildings, dining & nightlife spots, & cultural attractions.



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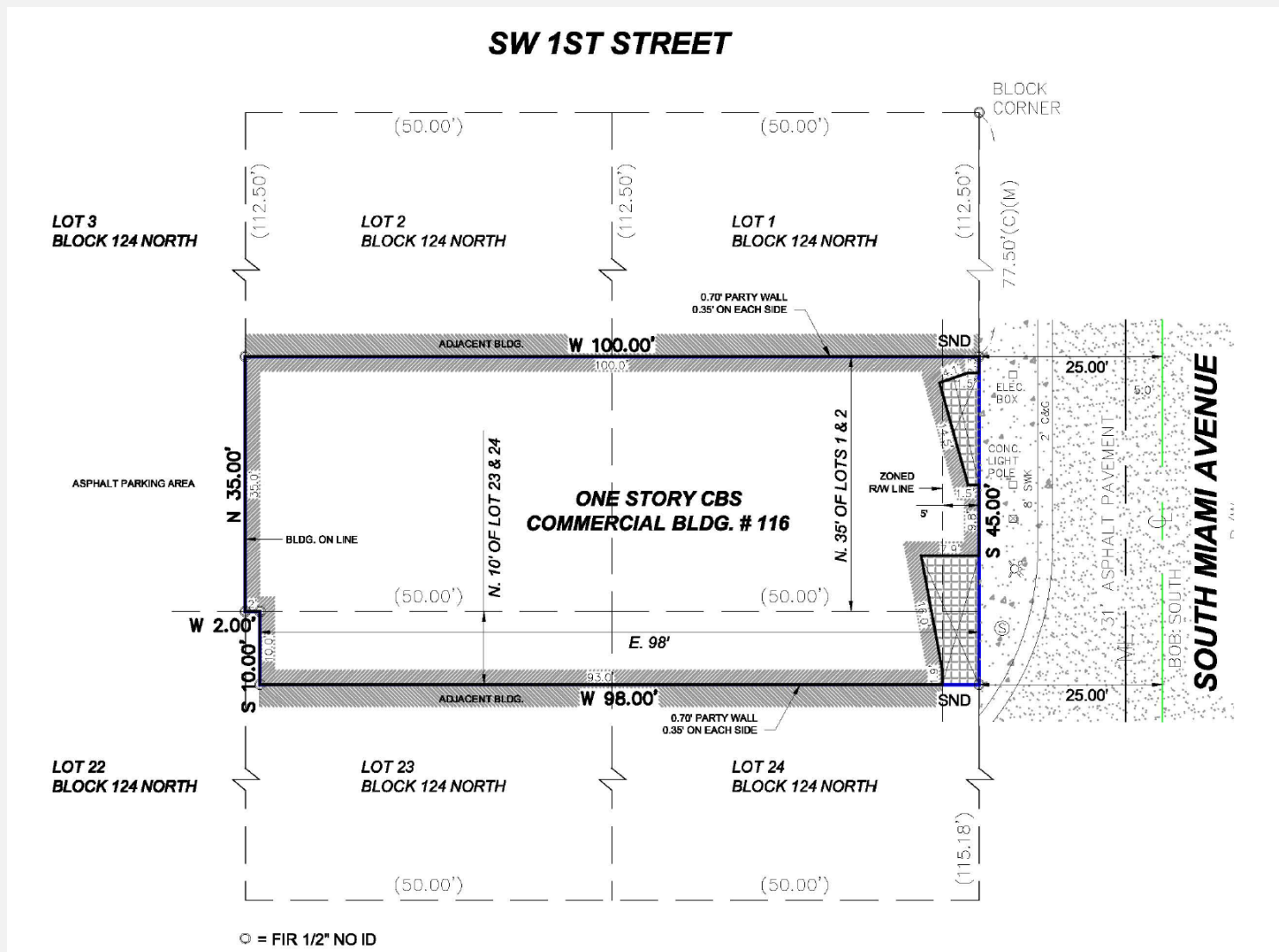


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Survey – 116 S. Miami Ave



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