

LITTLE RIVER

ASSEMBLAGE



INCOME PRODUCING COVERED LAND PLAY

8020 NE 4th Ave
370 NE 80th Terr
353 NE 80th St

Miami, Florida 33138

FOR SALE



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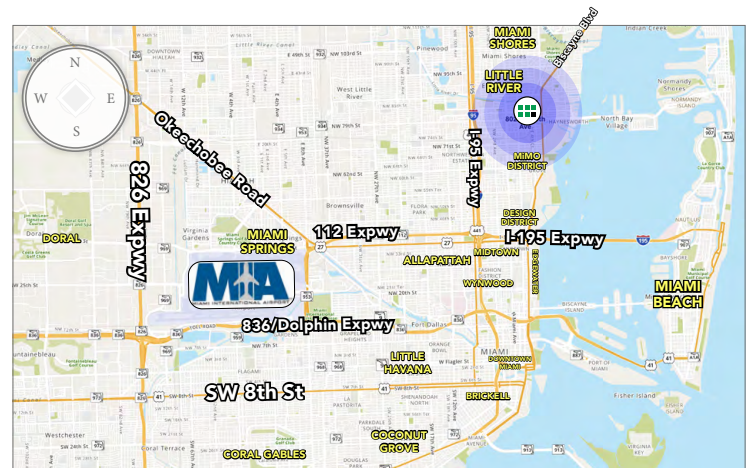
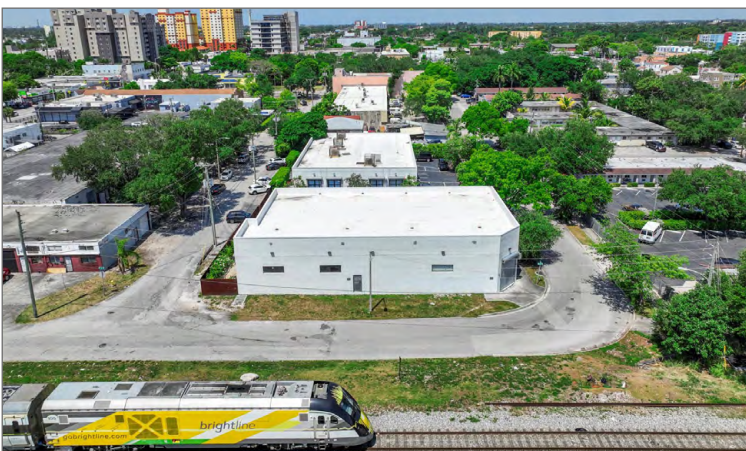
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	TOTAL LOT SIZE:	41,650 SF ±
	BUILDING SIZE:	17,276 SF ±
	SALES PRICE:	\$10,500,000
	ZONING:	T6-8-O



- Income-producing future development assemblage with steady cash flow
- Renovated offices leased to design & architectural firms
- 4 unit multifamily, 100% leased included in assemblage
- Gated premises with plenty of parking inside
- Modern industrial warehouses with high ceilings and minimal structural columns leaving open floorplans
- Ideal to owner occupy or covered land play opportunity
- Conveniently within walking Distance to a proposed Brightline Station
- Located within Opportunity Zone
- Nearby trendy restaurants & café's such as The Citadel, La Santa Taqueria, Imperial Moto Café, La Natural, and more
- Minutes to the Miami Design District, Wynwood, Midtown, Allapattah, Downtown Miami, and more
- Easy access to I-95 expressway (approx. 35,000+ daily commuters), which connects to all major highways



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PARCEL DETAILS

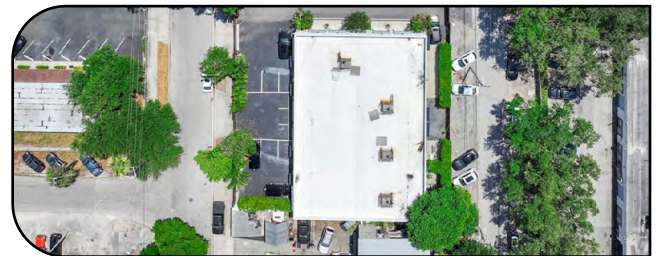
8020 NE 4th Avenue

Lot Size: 16,500 SF
 Adjusted Area: 6,206 SF
 5 Recently Remodeled Offices (2021)
 Miami 21 Zoning: T6-8-O
 Folio: 01-3207-020-0350



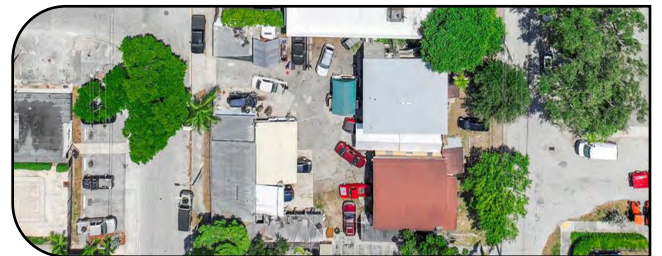
370 NE 80th Terrace

Lot Size: 11,950 SF
 Adjusted Area: 7,150 SF
 4 Recently Remodeled Offices (2018)
 Miami 21 Zoning: T6-8-O
 Folio: 01-3207-071-0010



353 NE 80th St

Lot Size: 13,200 SF
 Adjusted Area: 3,920 SF
 Residential Living Units: 5 Multifamily Units (6 Bed/2 Bath)
 Commercial: Auto Mechanic Shop
 Miami 21 Zoning: T6-8-O
 Folio: 01-3207-020-0360



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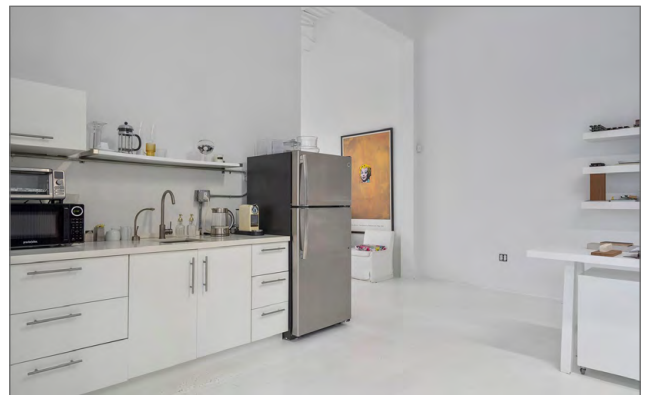
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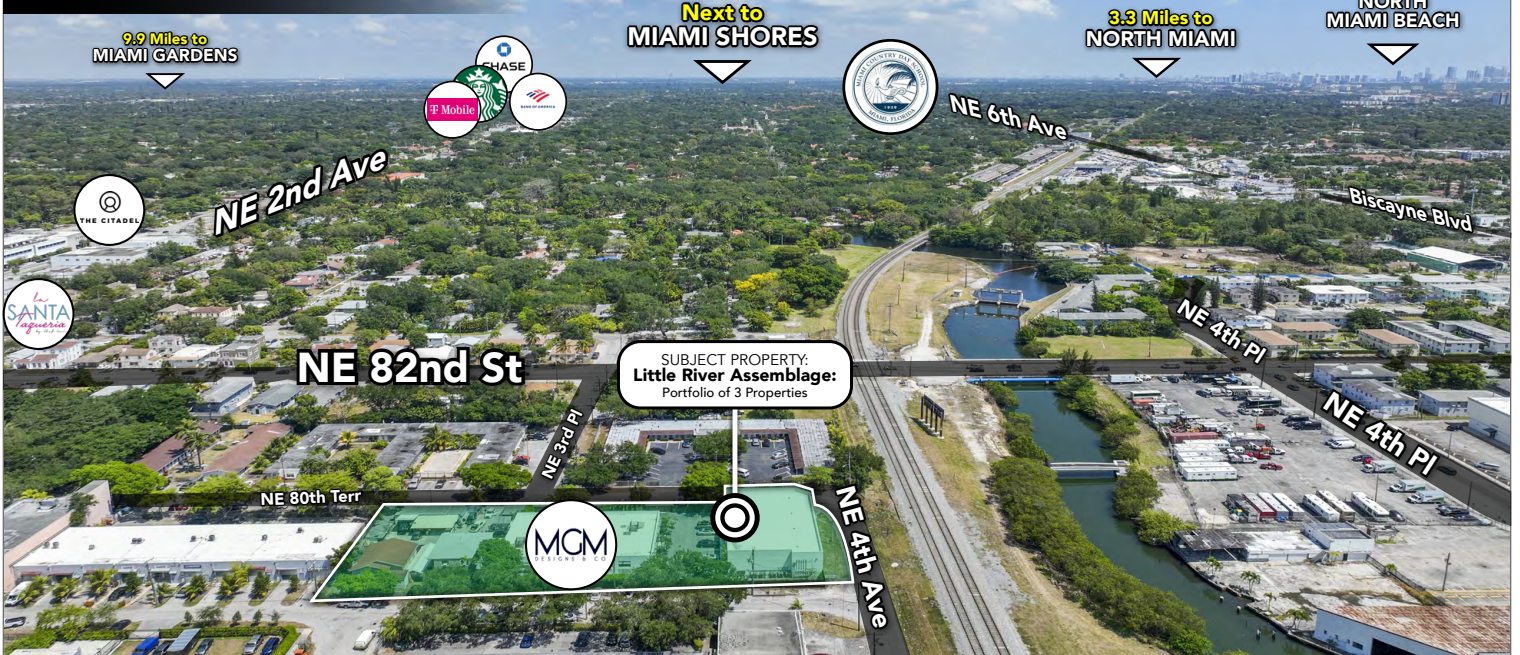
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NORTH TO SOUTH VIEW



SOUTH TO NORTH VIEW



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N.E TO S.W VIEW



N.W TO N.E VIEW



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S.E TO N.W VIEW



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LITTLE RIVER PORTFOLIO - PROJECTED 2024

	NAME	JAN	FEB	MAR	APR-DEC	SALES TAX	SHARED EXP	TOTAL PMT	LEAS EXP.	
Rental Income										
	LISA TODD INT, LLC	\$3,300.00	\$3,300.00	\$3,300.00	\$3,300.00	\$181.50	\$218.50	\$3,700.00	12/31/2025	
	Interior Solutions Group	\$3,678.00	\$3,678.00	\$3,678.00	\$3,678.00	\$202.29	\$165.00	\$4,045.29	12/31/2025	
	ARCHFORM LLC	\$3,090.00	\$3,090.00	\$3,090.00	\$3,090.00	\$169.95	\$145.90	\$3,405.85	12/31/2025	
	Maroma-USA, LLC	\$3,182.00	\$3,182.00	\$3,182.00	\$3,182.00	\$175.01	\$145.00	\$3,502.01	12/31/2025	
	STUDIOTWENTYSEVEN	\$3,270.00	\$3,270.00	\$3,270.00	\$3,270.00	\$179.85	\$250.00	\$3,699.85	12/31/2025	
	CLAD LLC	\$3,500.00	\$3,500.00	\$3,500.00	\$3,500.00	\$192.50	\$145.00	\$3,837.50	12/31/2025	
	Garage (Mechanic Shop)	\$3,265.00	\$3,265.00	\$3,265.00	\$3,265.00	\$179.58	\$555.42	\$4,000.00	12/31/2025	
	Lease in Process	\$ ---	\$ ---	\$ ---	\$4,500.00	\$247.50	\$175.00	\$4,922.50	3/31/2026	If the lease is signed
	Prospect Creative LLC	\$3,605.80	\$3,605.80	\$3,605.80	\$3,605.80	\$198.32	\$145.00	\$3,949.12	12/31/2025	
	Multi-Currency Group LLC (Home)	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$165.00	\$ ---	\$3,165.00	12/31/2025	
	Antrobus Design Collective	\$3,605.80	\$3,605.80	\$3,605.80	\$3,605.80	\$198.32	\$175.00	\$3,979.12	12/31/2025	
Total Rental Income		\$33,496.60	\$33,496.60	\$33,496.60	\$37,996.60	\$2,089.81	\$2,119.82	\$42,206.23		

	NAME	JAN	FEB	MAR	APR-DEC
Rental Income Apts					
	Eduardo	\$850.00	\$850.00	\$850.00	\$850.00
	Hijo de Eduardo		\$950.00	\$950.00	\$950.00
	Sra Mani	\$850.00	\$850.00	\$850.00	\$850.00
	Manager	\$850.00	\$850.00	\$850.00	\$850.00
Total Rental Income Apts		\$2,550.00	\$3,500.00	\$3,500.00	\$3,500.00
Total Rental Income		\$36,046.60	\$36,996.60	\$36,996.60	\$41,496.60

ZONING ANALYSIS

Little River Covered Land Play Zoned T6-8-O

- At 150 du/ac, the assemblage's 41,650 SF yield a **total apartment unit count of 144**
- Miami 21 zoning code designates this area a "Future Transit Shed" likely allowing **reduction of parking requirement minimums by 30%**

Available Bonuses & Waivers

- Affordable Housing/Workforce Density Bonus
- 10% Parking Reductions (Residential)
- 10% Lot Coverage



MAX BUILDING ENVELOPE			
BUILDING INTENSITY		HEIGHT LIMITATIONS (LEVELS)	
FLR	5	Total Building Height	8 Levels
Max Built Area	208,250 ft ²	Principal Building Max Level (Podium)	8 Levels
Building Coverage	80%	Principal Building Min Level (Podium)	2 Levels
Max Building Footprint	33,320 ft ²		
Dwelling Units per Acre	150 du/acre		
Dwelling Units Allowed	144 units		
Max Commercial Area	208,250 ft ²		
Max Office Area	208,250 ft ²		
Max Commercial Establishment Area	55,000 ft ²		
Min Open Space	10%		

REDEVELOPMENT SCENARIOS

RESIDENTIAL & RETAIL			
TOTAL BUILDING AREA	207,324 ft²	COMMERCIAL AREA NET	9,800 ft²
Total Building Height	7 Levels	Commercial Height (Levels)	1 Level
Max Building Footprint	33,320 ft ²	PARKING AREA	78,924 ft²
Max Liner Footprint	20,165 ft ²	Total Parking Required	259 Spaces
Max Tower Footprint	18,000 ft ²	Total Shared Parking Required	255 Spaces
Common Space Area	21,400 ft ²	Parking Structure Height	6 Levels
Building Coverage	80%	Total Provided Parking Capacity	255 Spaces
FLR	5	On-Street Parking Capacity	34 Spaces
RESIDENTIAL AREA NET	97,200 ft²	Parking Structure Capacity	198 Spaces
Residential Units	144 DU	Parking Structure Area	78,924 ft ²
Residential Units Average Size	675 ft ²	Surface Parking Capacity	23 Spaces
Residential Height (Levels)	7 Levels		



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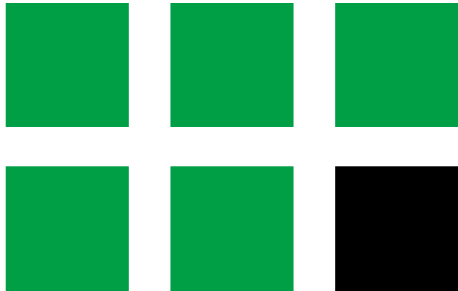
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