

LITTLE RIVER

ASSEMBLAGE

FOR SALE

INCOME PRODUCING COVERED LAND PLAY



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Prime Little River Assemblage – A Rare Investment Opportunity

- Income-producing future development assemblage with steady cash flow
- Renovated offices leased to design and architectural firms
- Four-unit multifamily, 100% leased, included in the assemblage
- Gated premises with plenty of on-site parking
- Modern industrial warehouses with high ceilings and minimal structural columns, offering open floorplans
- Ideal for owner-occupiers or covered land play opportunities
- Conveniently within walking distance to a proposed Brightline station
- Located within an Opportunity Zone
- Nearby trendy restaurants and cafés such as The Citadel, La Santa Taquería, 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), connecting to all major highways





EXECUTIVE SUMMARY

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TOTAL BUILDING SIZE: **17,276 SF ±**



TOTAL LOT SIZE: **41,650 SF ±**



SALES PRICE: **\$11,900,000**



ZONING: **T-6-8-O**

Area Highlights

- Located in Miami's vibrant Little River neighborhood, near The Citadel, La Santa Taquería, and La Natural
- Close to Miami Design District, Wynwood, Midtown, and Downtown Miami
- Within an Opportunity Zone with potential tax benefits
- Easy access to I-95 and a proposed Brightline station for seamless connectivity





ASSEMBLAGE BREAKDOWN

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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

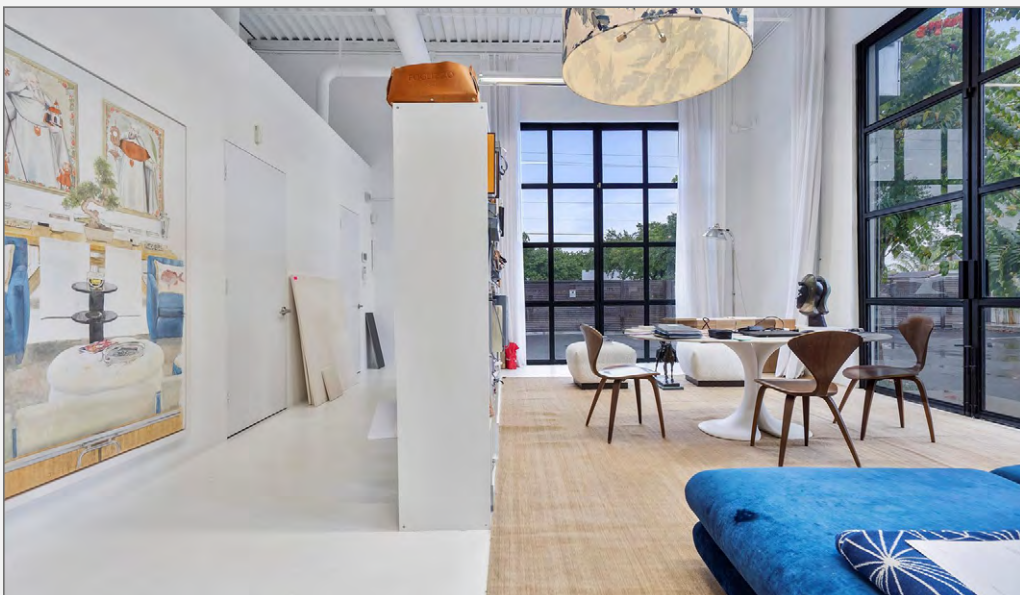
353 NE 80th St

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



INTERIOR PHOTOS

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INTERIOR PHOTOS

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PROPERTY PHOTOS



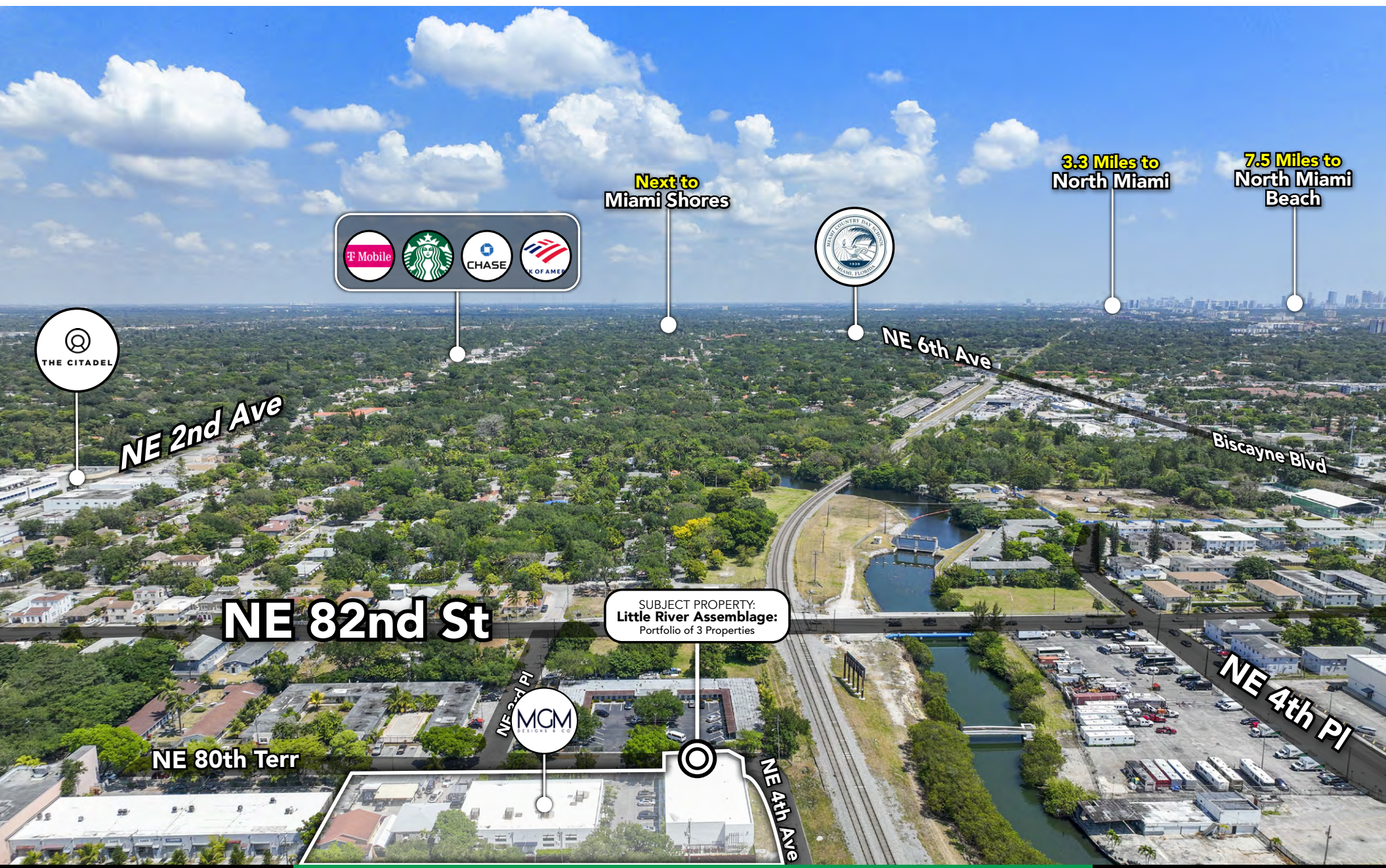


AERIAL VIEW (North To South View)





AERIAL VIEW (South To North View)





AERIAL VIEW (S.E. To N.W. View)





AERIAL VIEW (N.W. To S.E. View)

3.9 Miles to
Miami Beach

Next to
MiMo District



Biscayne Blvd

NE 79th St
NE 80th Ter

SUBJECT PROPERTY:
Little River Assemblage:
Portfolio of 3 Properties





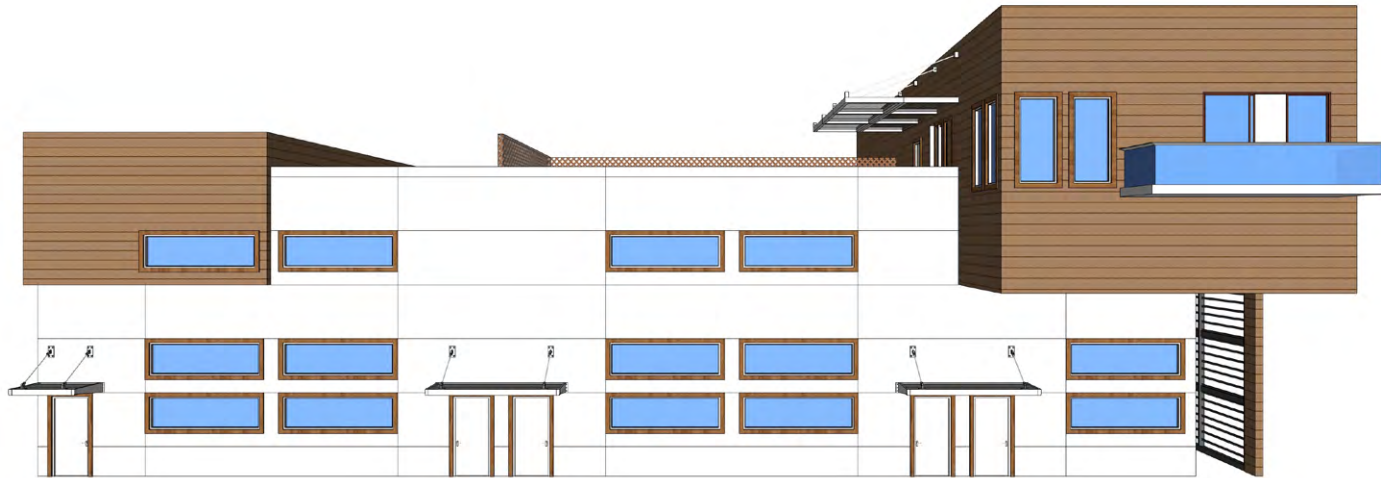
AERIAL VIEW (*Closeups*)





ROOFTOP CONCEPTUAL RENDERING

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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%



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%		

AVAILABLE BONUSES & WAIVERS

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

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		



ZONING ANALYSIS

Little River Covered Land Play

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