



**FOR SALE**

**159 NE 64TH STREET**

MIAMI, FL 33138

**LITTLE RIVER DEVELOPMENT SITE**





# OVERVIEW

Opportunity to purchase a prime development lot in a rapidly emerging neighborhood. 159 NE 64 Street is located between the Magic City Innovation District and the red hot Little River market, locations tapped by pioneering investors to undergo a Wynwood like transformation.

The lot allows development up to 5 stories and 29 residential units as well as office, hotel, and certain retail uses.

The immediate neighborhood has seen the introduction of a wide variety of neighborhood changing occupants such as trendy entertainment venues, fitness facilities, a local favorite steak house, a popular Padel Ball club, and even a Michelin Star restaurant, among others.

This boutique development site offers a savvy developer or investor the chance to bank in on the future appreciation of Miami's fastest growing neighborhood.

## SITE SUMMARY

**LOT SIZE:** 19,158 SF

**ZONING:** T5-L

**ALLOWED HEIGHT:** 5 Stories (Before Bonuses)

**ALLOWED DENSITY:** 29 RESIDENTIAL UNITS, 58 HOTEL UNITS  
(Before Bonuses)

**BUILDABLE SF:** 76,632 SF (Before Bonuses)

**ALLOWED USES:** MULTI-FAMILY, HOTEL, OFFICE, RETAIL,  
RESTAURANT, ETC.

**ASKING PRICE:** \$1,490,000 (\$77/SF)

## HIGHLIGHTS

- OPTIMAL LOCATION NEAR TRENDY RETAILERS
- LOCATED NEAR MAGIC CITY INNOVATION DISTRICT AND LITTLE RIVER BUSINESS DISTRICT
- OPPORTUNITY ZONE

159 NE 64TH STREET - MIAMI, FL 33138

**ALEX TSOULFAS** | PRESIDENT | 305.972.7217

**BRIAN PINEIRO** | COMMERCIAL ADVISOR | 786.382.9900



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.



# SOUTHEAST VIEW



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# EAST VIEW - IN THE AREA



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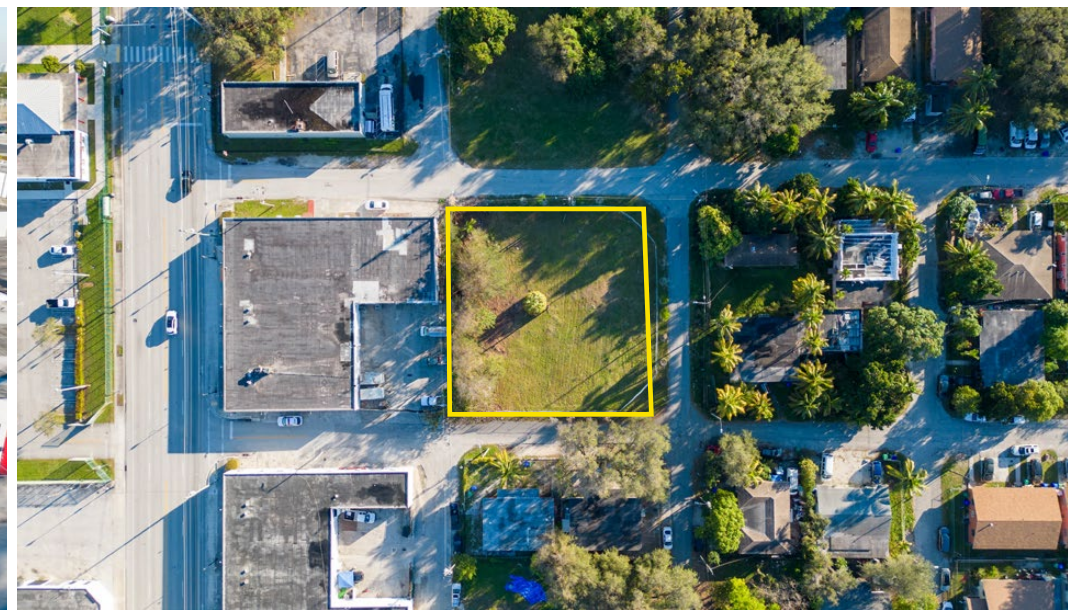
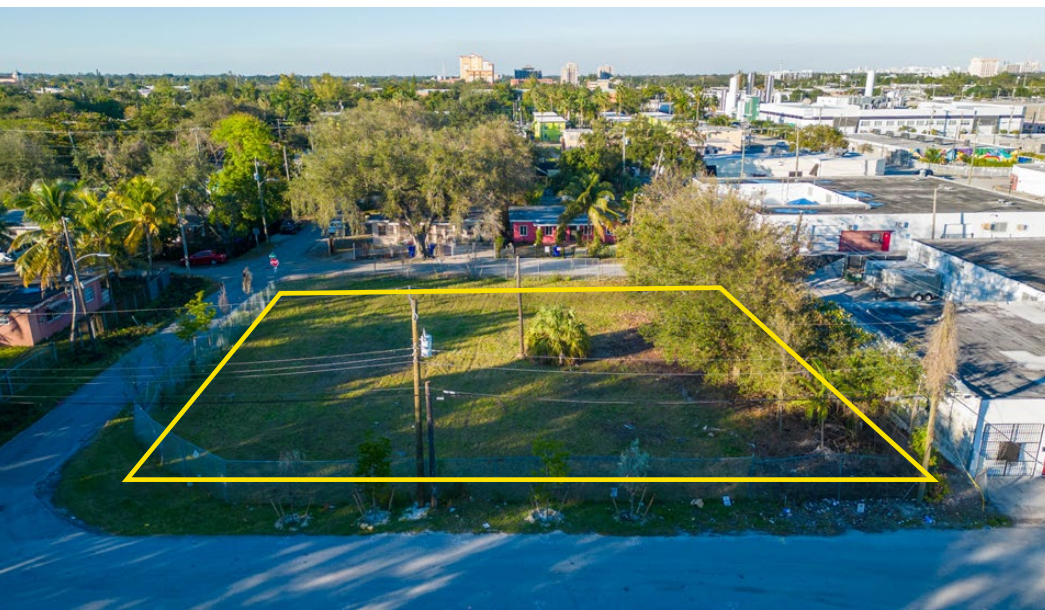
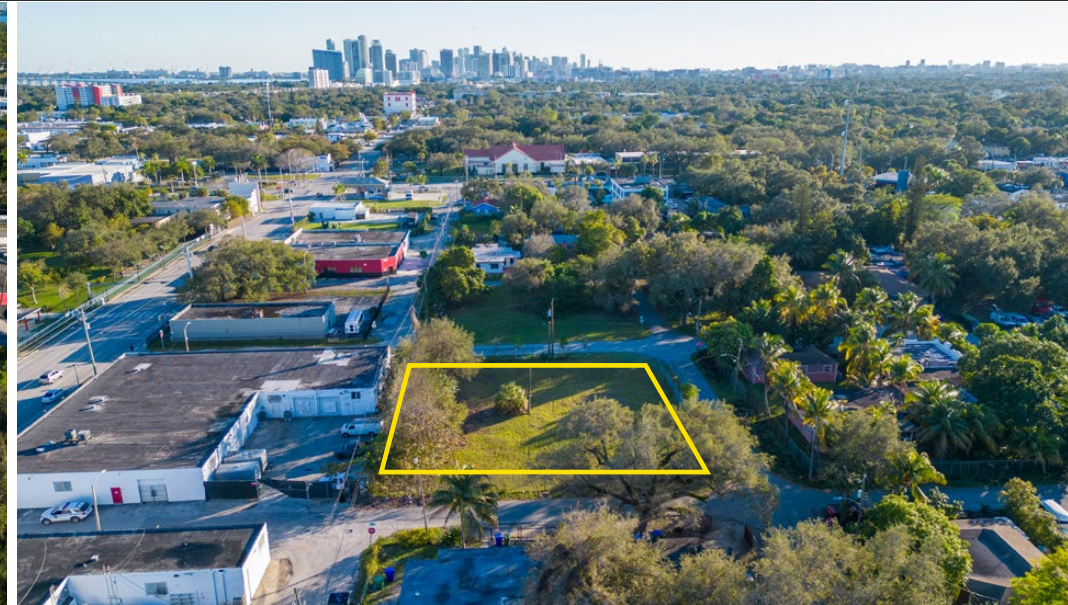
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# AERIAL PHOTOS



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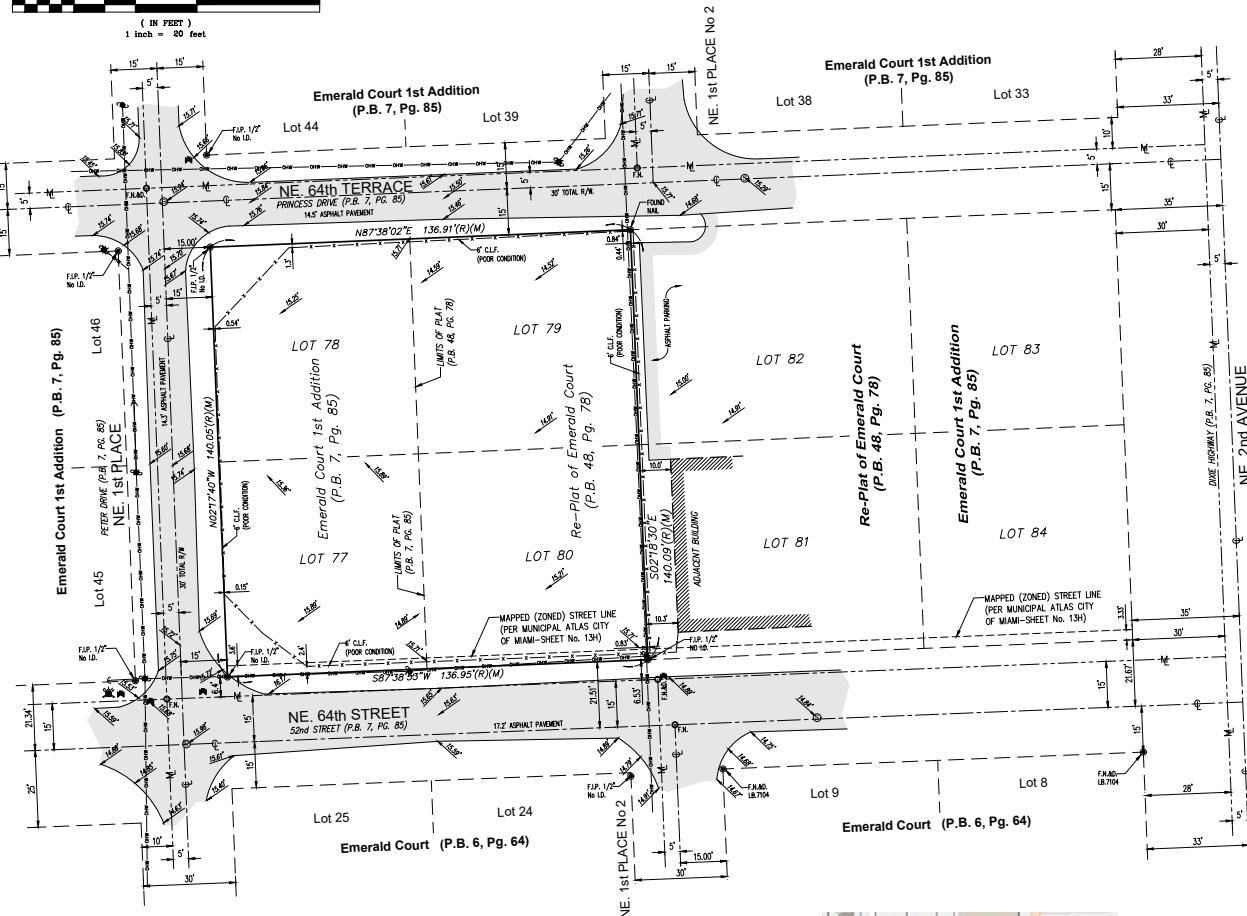
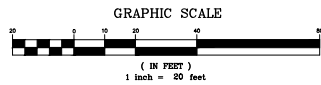
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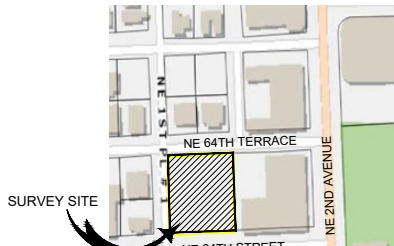
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## SKETCH OF BOUNDARY SURVEY



-  WOOD POLE
-  WOOD POWER/LIGHT POLE
-  CONCRETE POWER/LIGHT POLE
-  WATER VALVE
-  FIRE HYDRANT
-  SANITARY MANHOLE
-  GUY WIRE



**GEORGE L. CABRERA**  
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**MAGNARA US, LLC.**  
DADELAND BLVD. SUITE 1509  
MIAMI, FLORIDA 33156

FIELD CREW: AP,  
FIELD DATE: 06/12/2010





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