



FOR SALE

7424-7488 NE 2nd Avenue, Miami, FL 33138

MAIN CORRIDOR INDUSTRIAL LAND  
LITTLE RIVER





# OVERVIEW

Opportunity to purchase industrial & mixed-use land located on a hard corner of NE 2<sup>nd</sup> Avenue, one of Miami's Main Corridors. NE 2 Ave connects the Downtown Core, to Edgewater, the Design District and Little River. Zoned D2, the property has one of the most favorable zoning designations in the City of Miami, allowing for a wide variety of uses beyond just Industrial such as Retail, Entertainment, Restaurant, and Office. The property also has a short term tenant in place, producing moderate income.

The property is surrounded by a number of upcoming developments and is located less than 0.25 miles east of a 27 Acre adaptive re-use neighborhood development project.

## PROPERTY SUMMARY

**Lot Size:** 25,332 SF

**Building Size:** 5,460 SF (tear-down)

**Zoning:** D2

**Allowed Uses:** Industrial, Automotive, Flex, Office, Retail, Restaurant, Entertainment Etc...

**Note:** Multi-Family Development up to 19 stories is allowed with SB102 (Live Local).

**Allowed Height:** 8 Stories

**Max. Lot Coverage:** 90%

**Asking Price:** \$3,500,000



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# PROPERTY IMAGE



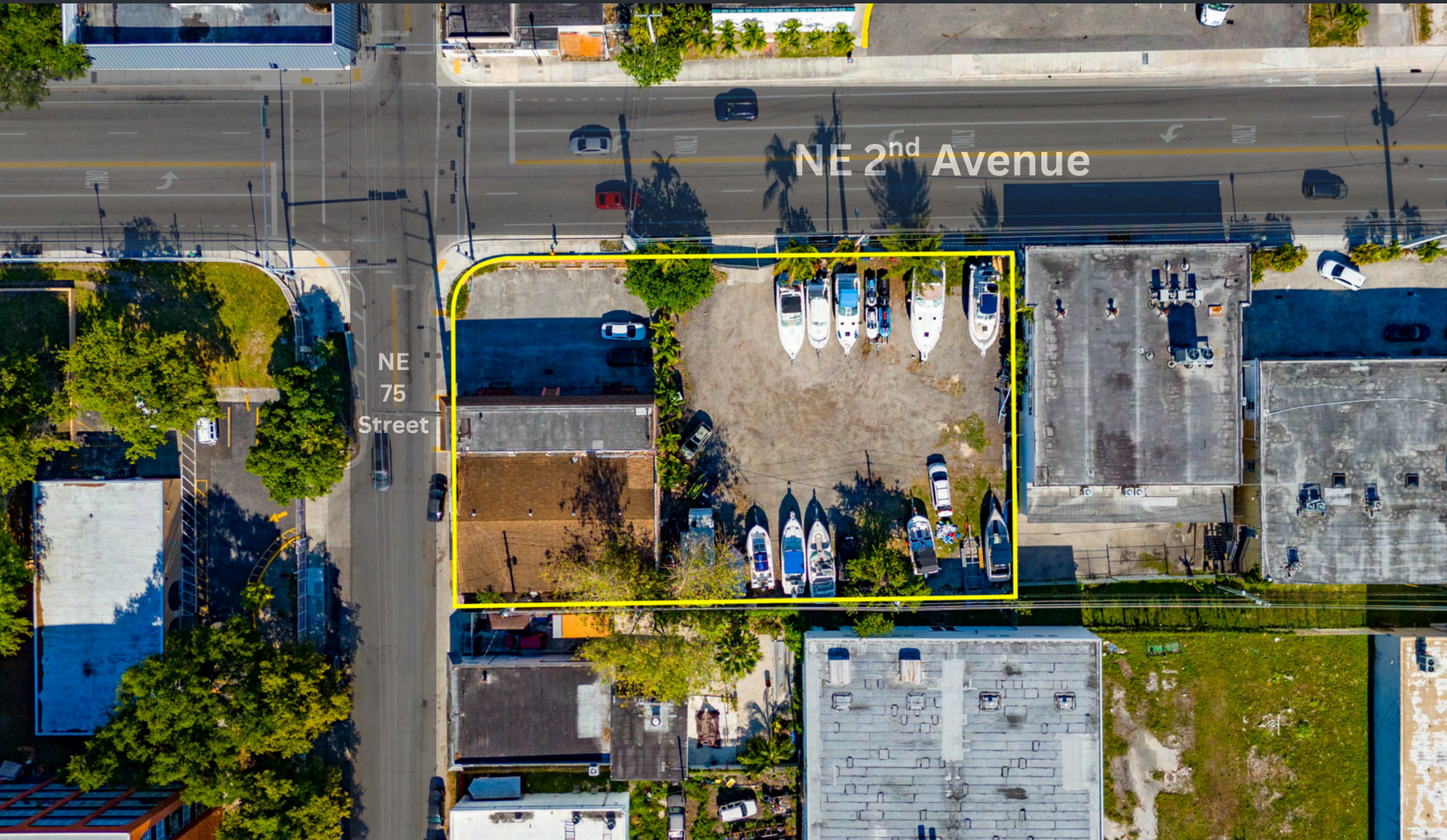
7424-7488 NE 2 Avenue, Miami, FL 33138

Alex Tsoulfas | President | 305.972.7217 | [Alex@stl-advisors.com](mailto:Alex@stl-advisors.com)

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



# BIRDSEYE VIEW



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## RETAIL WITHIN 0.25 - 0.5 MILES



Sunny's Steakhouse



The Breeze Way



Legacy Fit



Ogawa - Omakase

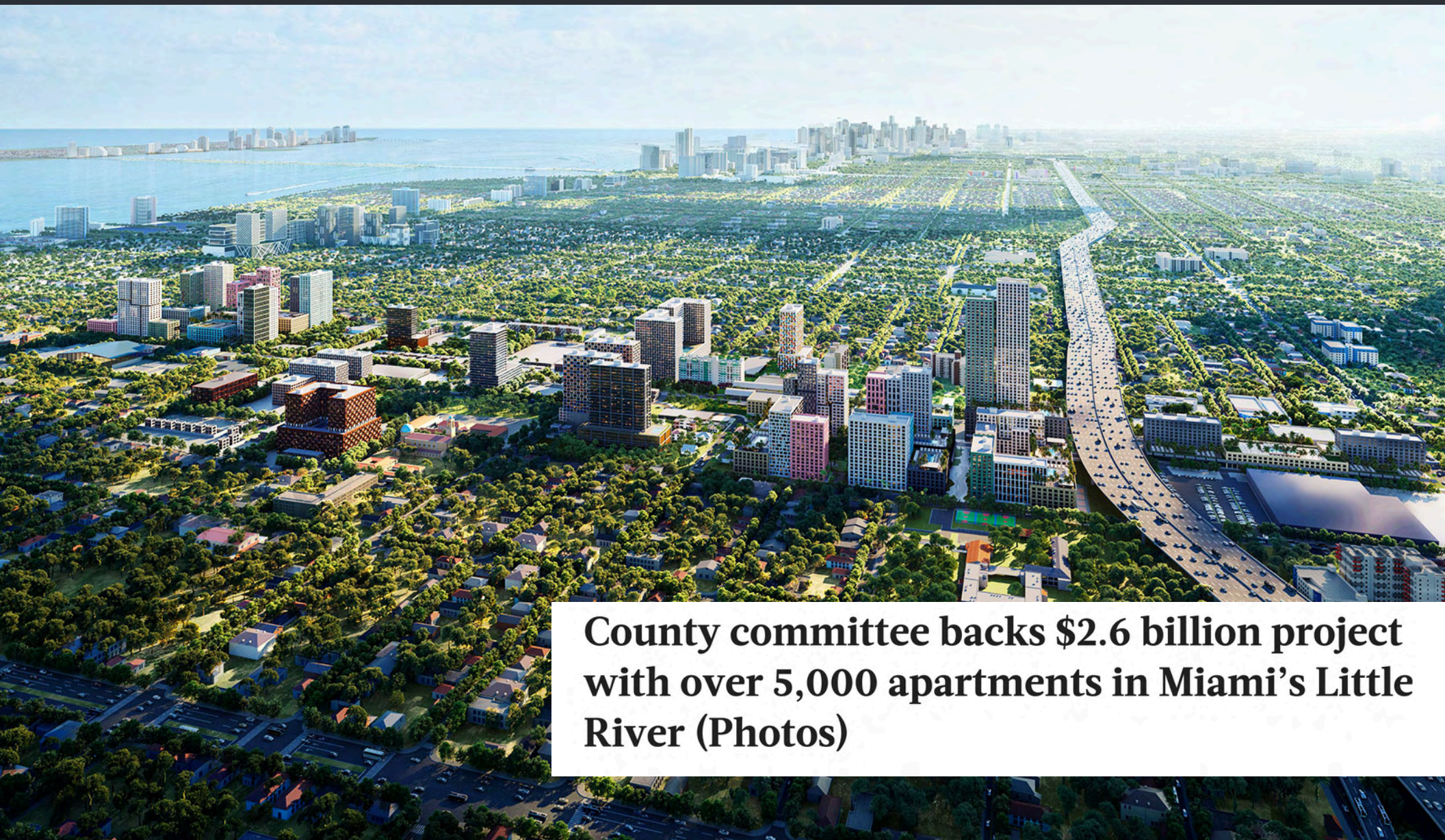
Image: Courtesy of World Red Eye for Alvaro Perez Miranda Restaurant Group

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**County committee backs \$2.6 billion project with over 5,000 apartments in Miami's Little River (Photos)**

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# SOUTH-EAST VIEW

Miami Beach

Edgewater

Downtown

Midtown

Morningside

Design District

MiMo

Little River Business District

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**SOUTH VIEW**

**Downtown**

**Edgewater**

**Wynwood**

**Midtown**

**Design District**

**Magic City Innovation District**

**Little River Business District**

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WEST VIEW

The Breezeway

Bar  
BUCCIE

Ogawa



LEGACY

IMPERIAL  
MOTO



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**EAST VIEW**

North Beach

Miami Beach

North Bay Village

MiMo

Morningside

Noli 75  
Development Site  
169 Approved units

Little River Business District

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**Presented Exclusively By**



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