



**FOR SALE**

**26 SW SOUTH RIVER DRIVE**  
MIAMI, FL 33130

**RIVER DRIVE & FLAGLER  
DEVELOPMENT SITE**

**STL**  
COMMERCIAL



# OVERVIEW

Offered for the first time since 1980, STL Commercial is pleased to present an incredible opportunity to acquire a one of a kind development site overlooking the Miami River and Downtown Miami. The zoning allows 12 story development for a variety of uses including hotel and multi-family.

Due to its positioning over River Drive, a new build would feature unobstructed views of the river and Downtown, and to the south - views of Biscayne Bay. The Miami River is a booming district featuring some of the city's most notable food & entertainment, like Kiki on The River and Seaspice.

The property has approximately 26,000 SF of land with a 9,300 SF two-story office building producing income. The site also has significant frontage on Flagler Street, which directly connects the property to Downtown (0.2 miles away).

## SITE SUMMARY

**LOT SIZE:** 25,639 SF

**BUILDING SIZE:** 9,320 SF

**ZONING:** T6-12-O

**ALLOWED USES:** Multi-Family, Hotel, Retail, Office, Restaurant, Entertainment, Etc.

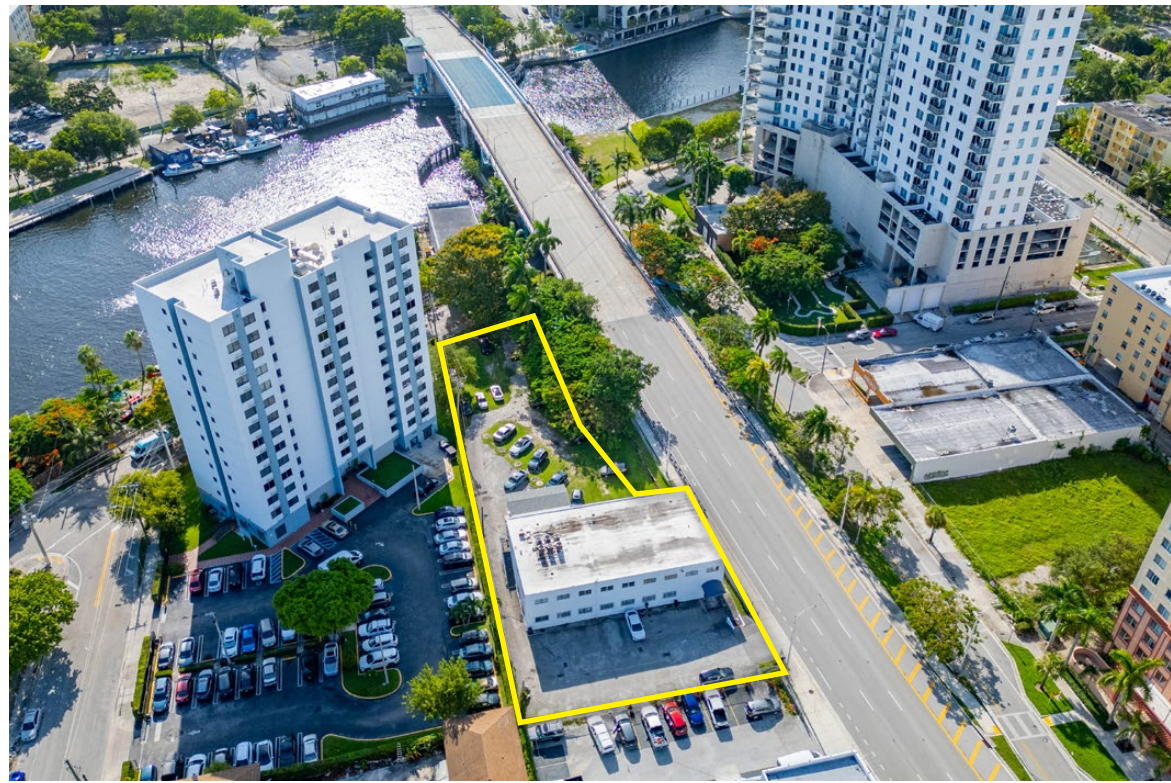
**ALLOWED HEIGHT:** 12 Stories (before bonuses)

**ALLOWED DENSITY:** 88 Multi-family Units  
176 Hotel Units (before bonuses)

**BUILDABLE SF:** 205,112 SF

**ASKING PRICE:** \$8,400,000

\*Massing Study on pages 15-20



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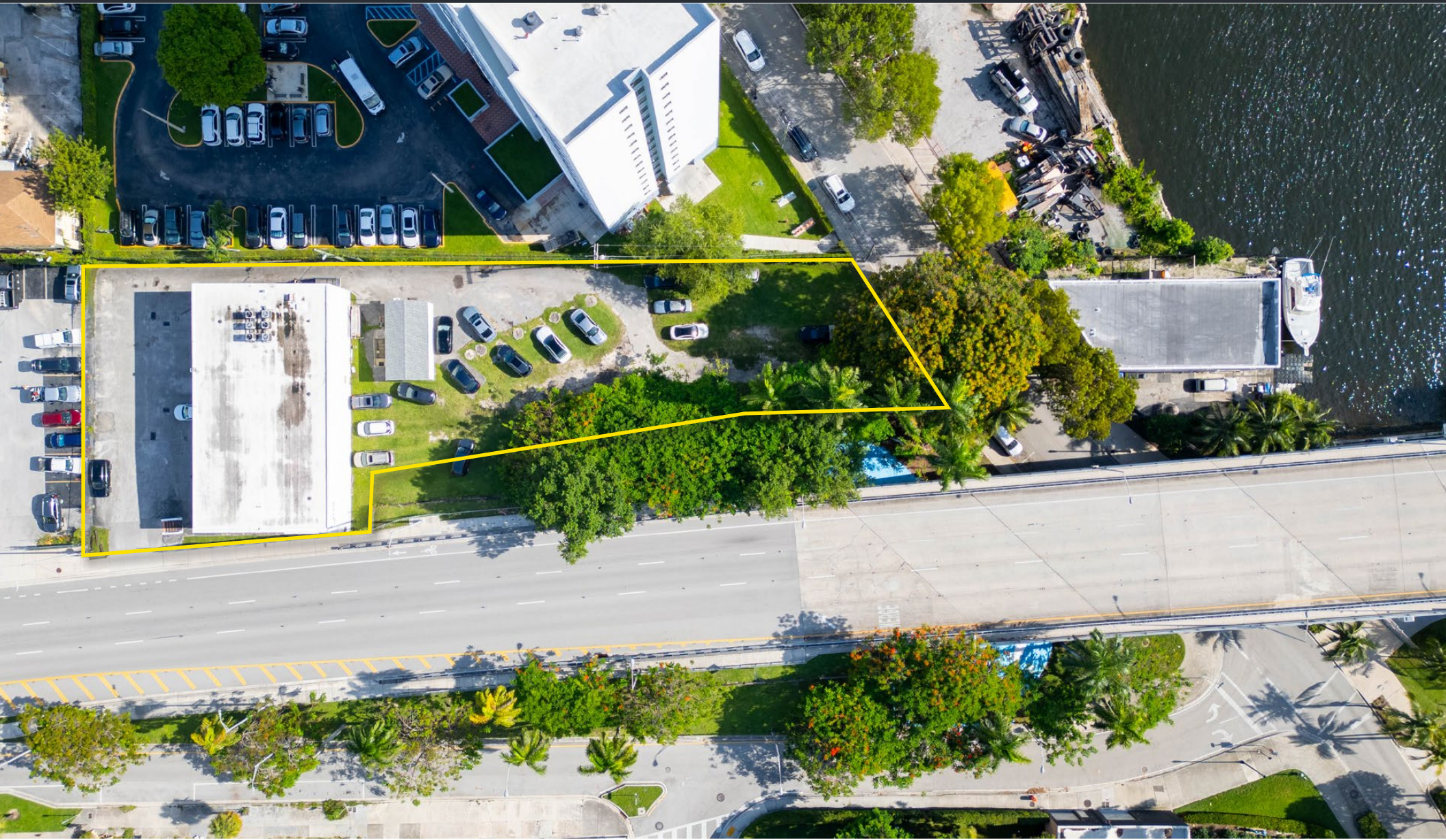
**ALEX TSOULFAS** | PRESIDENT | 305.972.7217

**JULIETTE GRUENER** | DIRECTOR OF OPERATIONS | 305.905.1420

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# BIRDSEYE VIEW



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# POTENTIAL SITE RENDERING



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# SOUTH AERIAL VIEW



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# SOUTHEAST AERIAL VIEW

DOWNTOWN

BRICKELL



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# EAST AERIAL VIEW

BRICKELL

KEY BISCAYNE



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# NORTHEAST AERIAL VIEW



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# NORTH AERIAL VIEW



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# NORTHWEST AERIAL VIEW



MARLINS  
STADIUM

HEALTH DISTRICT

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# VISIBILITY

This property offers the ability to profit off of signage and advertising with visibility from Flagler Street (14,000 vehicles per day), I95 (181,000 vehicles per day), and The River.



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# EXTERIOR PHOTOS



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# POTENTIAL SITE RENDERING - GROUND LEVEL



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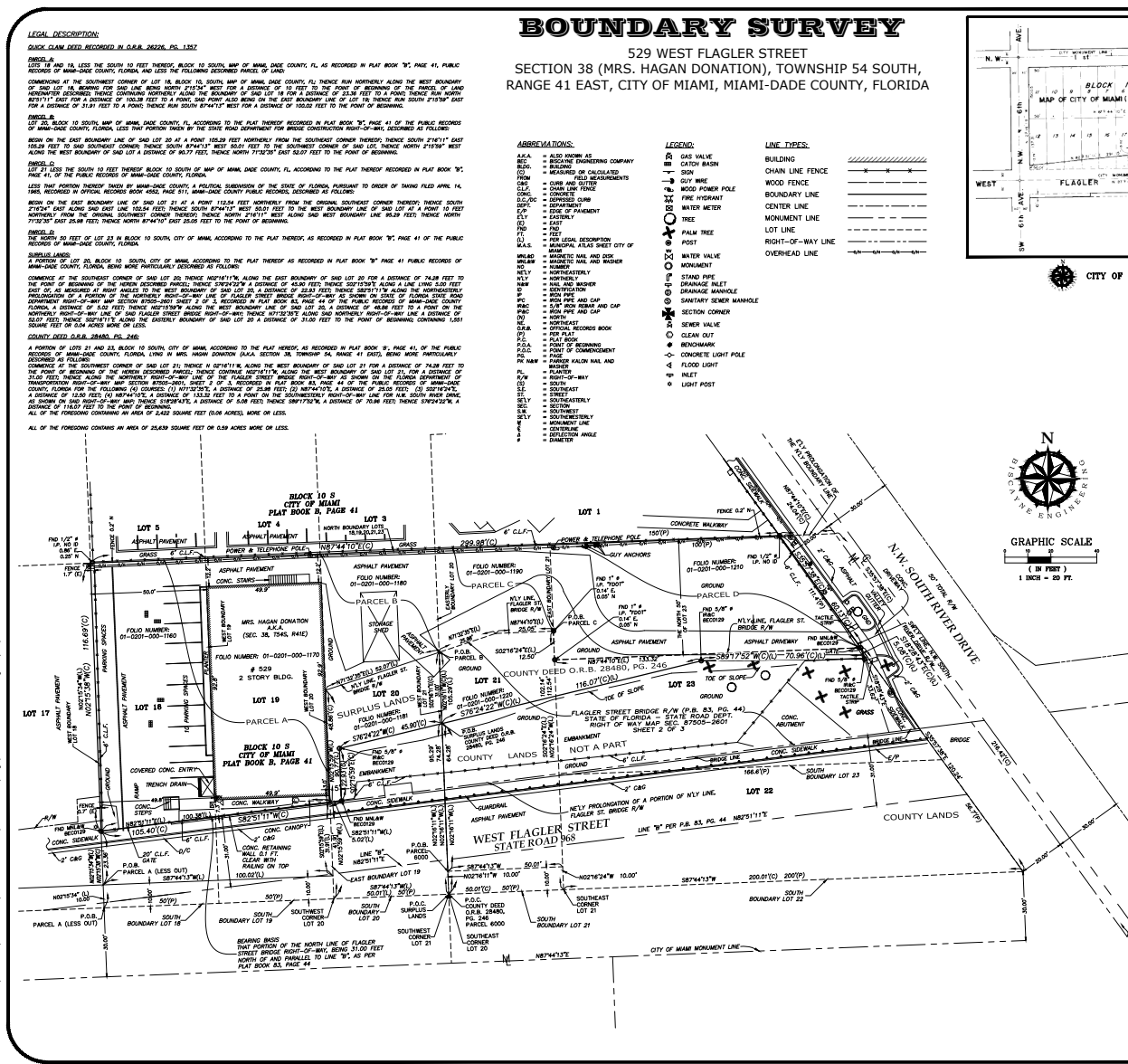
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SITE SURVEY



**SURVEYOR'S NOTES:**

- LEGAL DESCRIPTION IS BASED ON D.B. 26226, PG. 1360, AND D.B. 28480, PG. 246, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- THIS SITE LIES IN SECTION 38, TOWNSHIP 54 SOUTH, RANGE #1 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA (MRS. HAGAN DONATION).
- LANDS SHOWN HEREON CONTAIN AN AREA OF 25.638 SQUARE FEET (0.59 ACRES) MORE OR LESS.
- THE SITE WAS NOT INSPECTED FOR EASEMENTS OR RIGHTS-OF-WAY OR RECORDS OTHER THAN THE PLATTED RIGHT-OF-WAY OR EASEMENTS KNOWN TO THE SURVEYOR. THIS SURVEY MAKES NO STATEMENTS OR ASSERTIONS AS TO OWNERSHIP.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THAT PORTION OF THE NORTH LINE OF FLAGLER STREET BRIDGE RIGHT-OF-WAY SHOWN HEREON, BEING 3.00 FEET NORTH OF AND PARALLEL TO LINE "W", AS PER PLAT BOOK 83, PAGE 44, HAVING A BEARING OF S87°11'11"E.
- UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS, WHERE THEY ARE NOT VISIBLE AT SURVEYED GRADE LEVEL, HAVE NOT SHOWN INCLUDING BUT NOT LIMITED TO BUILDINGS, STRUCTURAL APPURTENANCES, STORM DRAINAGE SYSTEMS, TANKS OR CULVERTS.
- SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- TREES WERE LOCATED BUT NOT MEASURED OR IDENTIFIED.
- EASEMENTS AND EASEMENTS INDICATED HEREON ARE CALCULATED FROM FIELD MEASUREMENTS USING A TOTAL STATION ELECTRONIC DISTANCE MEASUREMENT (EDM), AND A MEASURING TAPE, UNLESS OTHERWISE NOTED.
- NO ATTEMPT WAS MADE BY THE SURVEYOR TO LOCATE UNDERGROUND UTILITIES.
- LANDS SHOWN HEREON ARE LOCATED IN FEDERAL FLOOD ZONES "A" ELEVATION 9 FEET, AS SHOWN ON MIAMI-DADE COUNTY FLOOD INSURANCE RATE MAPS MAP NUMBER 2200303A, SUPPLEMENT 1, COMMUNITY NAME: CITY OF MIAMI, COMMUNITY NUMBER 12000, MAP REVISED: SEPTEMBER 11, 2009.
- NO ATTEMPT WAS MADE BY THE SURVEYOR TO DETERMINE MINERAL RIGHTS OWNERSHIP AND/OR RIGHTS-OF-ENTRY APPURTENANCE THEREO.
- THE ACCURACY OF THE SURVEY MEASUREMENTS SHOWN HEREON IS BASED ON THE TYPE OF SURVEY AND EXPECTED USE OF THE SURVEY. RELEVANT MEASUREMENTS AND COMPUTATION RECORDS SUBSTANTIATE THE SURVEY. THE PRECISION OF MEASUREMENTS WAS DETERMINED BY MULTIPLE OCCUPATIONS OF FLOOD AND SET CORNER POINTS. THESE METHODS HAVE BEEN TESTED BY BEC AND FOUND TO HAVE AN EXPECTED ACCURACY OF ± 0.07 FEET HORIZONTALLY.
- THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING, SETBACKS OR DEVELOPMENT RESTRICTIONS WITHIN THE SURVEY LIMITS. NO INFORMATION REGARDING THIS WAS PROVIDED TO THE SURVEYOR.
- THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY FOUND IN THE LAWS OF THE CITY OF MIAMI, MIAMI-DADE COUNTY, AND THE STATE OF FLORIDA.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY TO:

THE CITY OF MIAMI

THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND COMPLETES WITH THE STANDARDS OF PRACTICE FOR SURVEYS AND MAPPING AS SET FORTH BY THE STATE OF FLORIDA BOARDS OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTERS 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 461.22, FLORIDA STATUTES.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BISCAYNE ENGINEERING COMPANY, INC.  
529 WEST FLAGLER STREET, MIAMI, FL 33130  
(305)-324-7871  
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE  
1B-000129

SURVEY DATE: 08-09-2024

Digitally signed by  
Alberto J Rabonnet  
Date: 2024.08.09  
15:04:15 -0400

ALBERTO J. RABONNET, P.E., FOR THE FIRM  
PROFESSIONAL SURVEYOR AND MAPPER NO. 7218  
STATE OF FLORIDA

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC ALJ DIGITAL SIGNED AND SEALED 3RD ITEM HAS BEEN OFFICIALLY SIGNED, PRINTED COPIES OF THIS DOCUMENT ARE NOT VALID UNLESS THEY ARE VERIFIED ON ANY ELECTRONIC COPIES.

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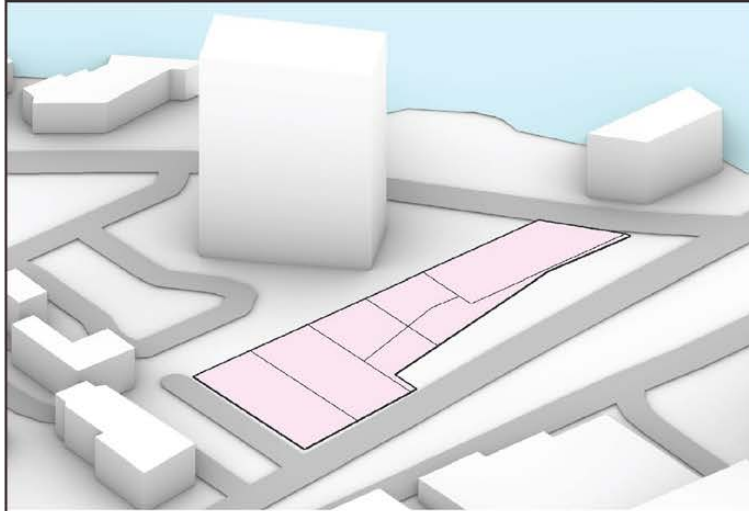
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# MASSING STUDY

## SITE ANALYSIS



### GENERAL INFORMATION

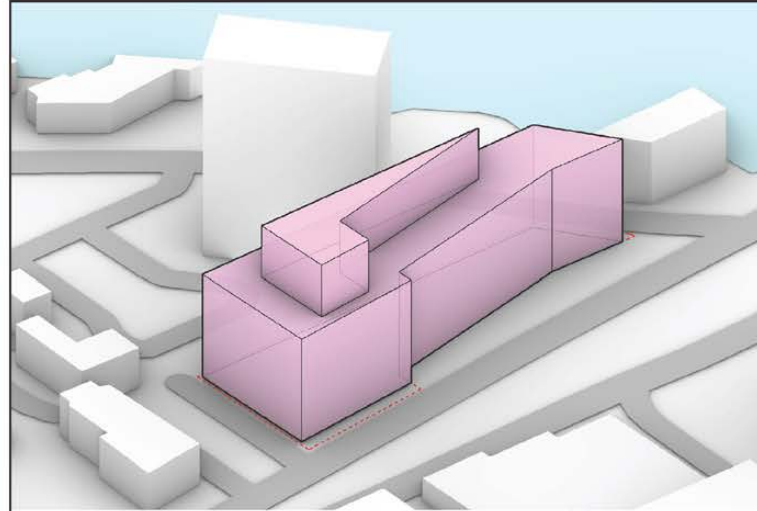
Area	25,639 ft²
City	Miami
Neighborhood	Little Managua
Zoning Code	T6-12-O

### OVERLAYS

Flood Zone	<input checked="" type="checkbox"/>
Transit Oriented Development	<input checked="" type="checkbox"/>
Transit Corridor Quarter-Mile	<input checked="" type="checkbox"/>
Residential Density Increase	<input type="checkbox"/>
Rapid Transit Zone	<input type="checkbox"/>
FAA Height Limitation	<input checked="" type="checkbox"/>
Opportunity Zone	<input type="checkbox"/>
Live Local Act	<input checked="" type="checkbox"/>



## ENVELOPE ANALYSIS



### SETBACK

Primary	10 ft; 20 ft (above 8th)
Secondary	10 ft; 20 ft (above 8th)
Side	0 ft; 30 ft (above 8th)
Rear	0 ft; 30 ft (above 8th)

### ZONING AS OF RIGHT

FLR	8
Max Building Coverage	80%
Max Height	12 floors
Density	150 units / acre
Max Residential Units Allowed	88
Max Lodging Units Allowed	176
Max Buildable Area	205,112 ft²

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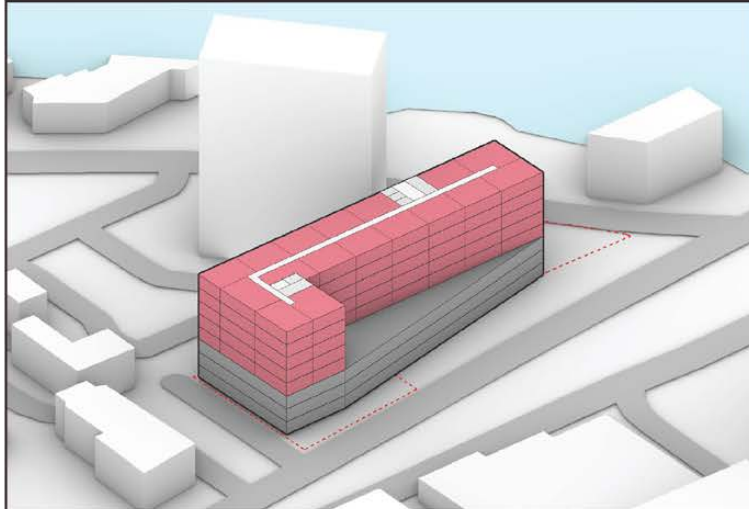
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# MASSING STUDY

## SCENARIO 1 - RESIDENTIAL



DEVELOPMENT	
Buildable Area	129,667 ft²
Rentable Area	61,585 ft²
Viable Unit Count	88 units
Average Unit Size	700 ft²
Building Height	80 ft
Habitable Floor Count	5
PARKING	
Area	56,337 ft²
Count	99
Ratio	1,12
Floor Count	3
COVERAGE	
Building Coverage	76%
Open Space	22%



## SCENARIO 2 - LODGING



DEVELOPMENT	
Buildable Area	125,554 ft²
Rentable Area	73,902 ft²
Viable Unit Count	176 units
Average Unit Size	425 ft²
Building Height	80 ft
Habitable Floor Count	6
PARKING	
Area	37,558 ft²
Count	70
Ratio	0,397
Floor Count	2
COVERAGE	
Building Coverage	76%
Open Space	22%

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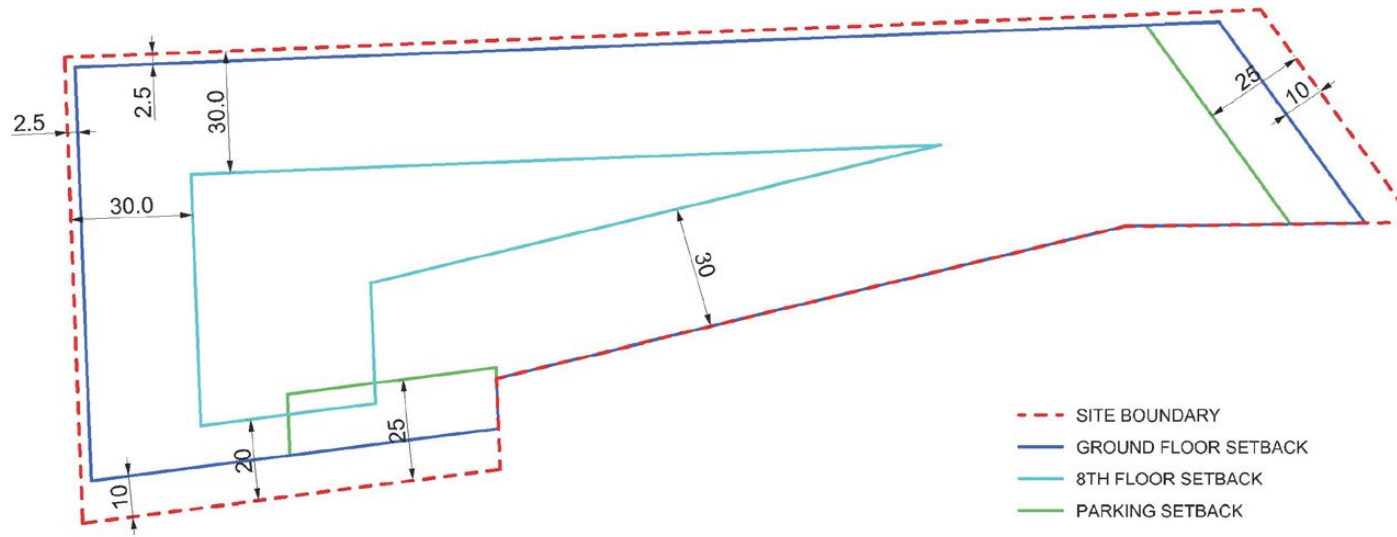
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## SETBACKS



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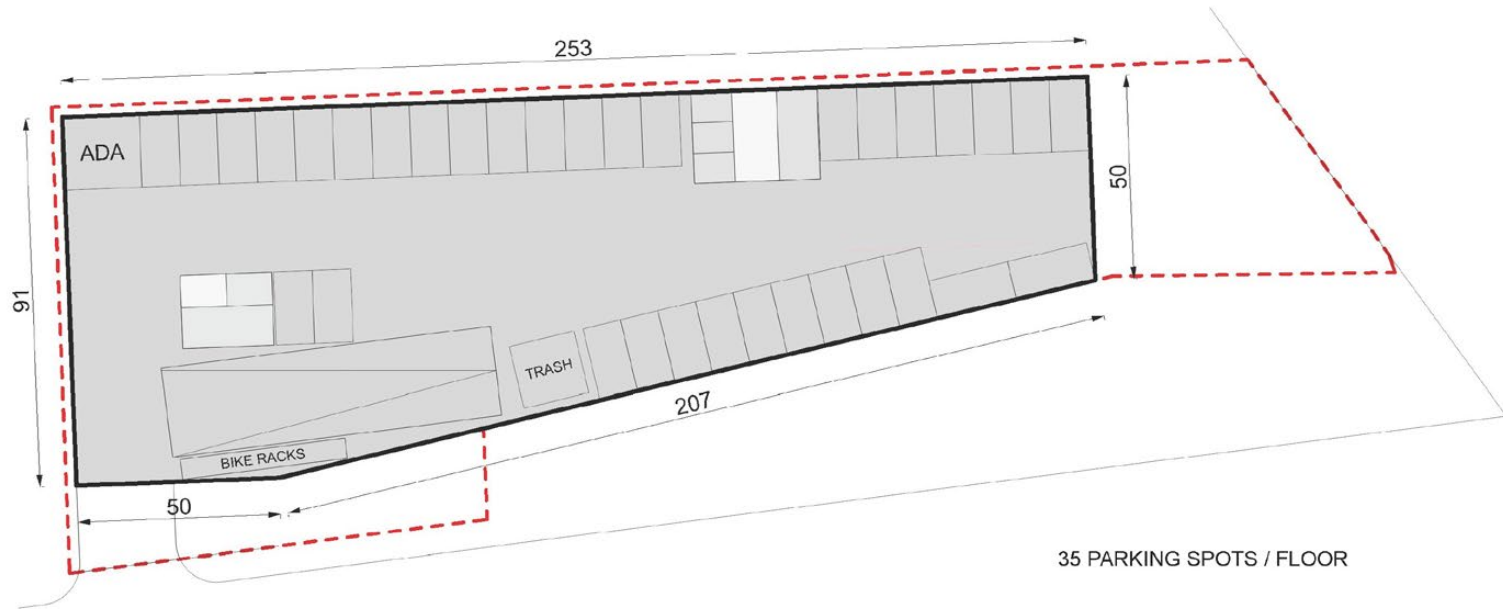
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## PARKING FLOOR



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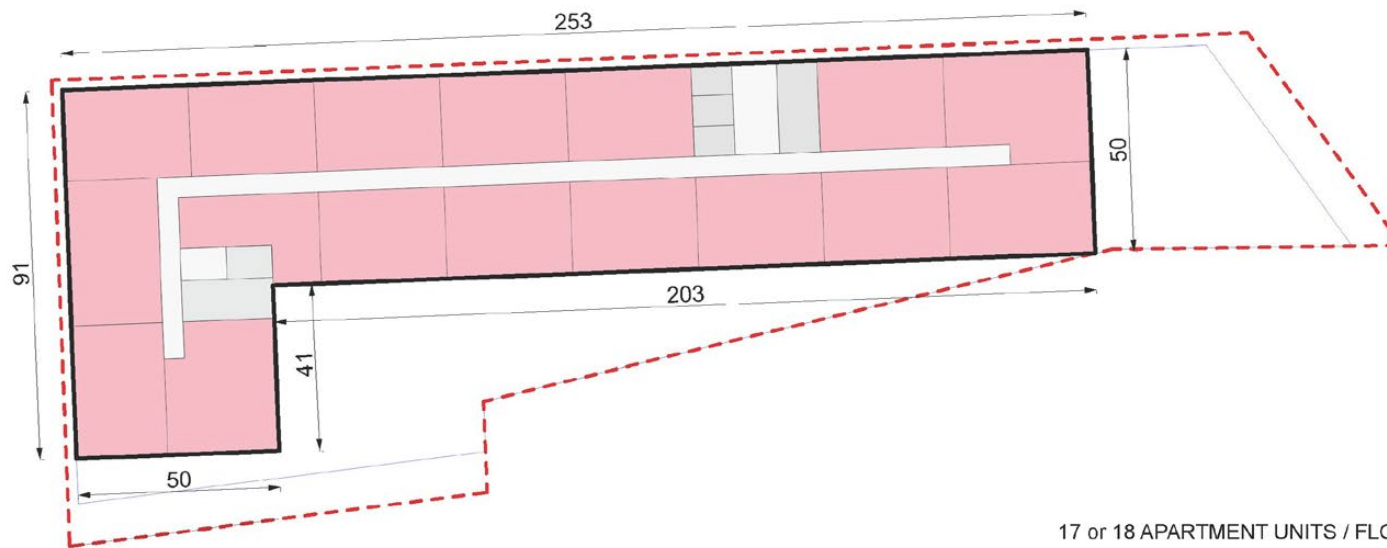
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## RESIDENTIAL FLOOR



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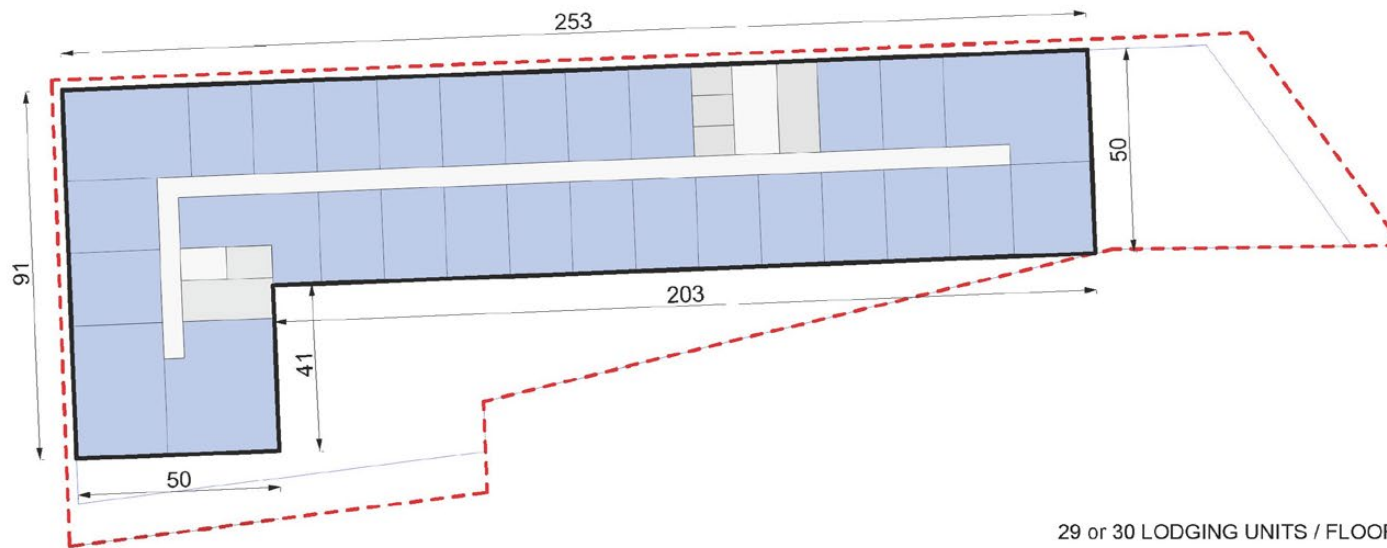
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# MASSING STUDY

## LODGING FLOOR



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