



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.

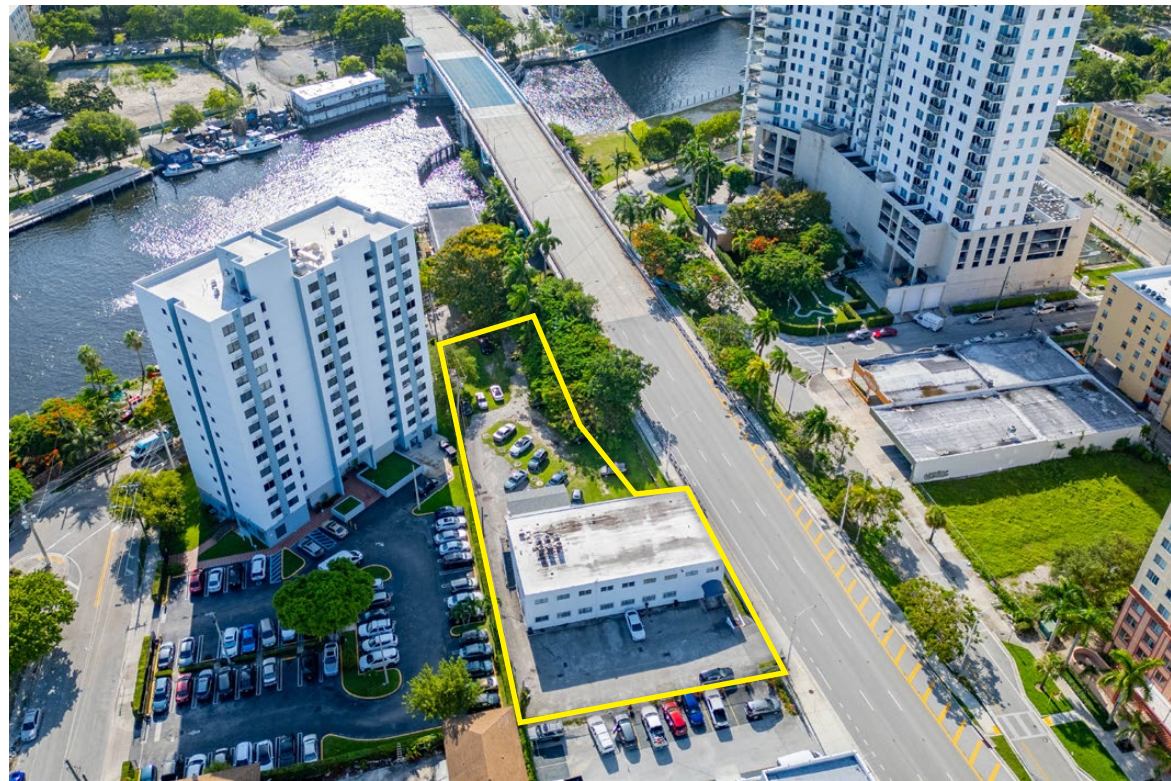
ALLOWED HEIGHT: 12 Stories (before bonuses)

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

BUILDABLE SF: 205,112 SF

ASKING PRICE: \$8,900,000

*Massing Study on pages 15-20



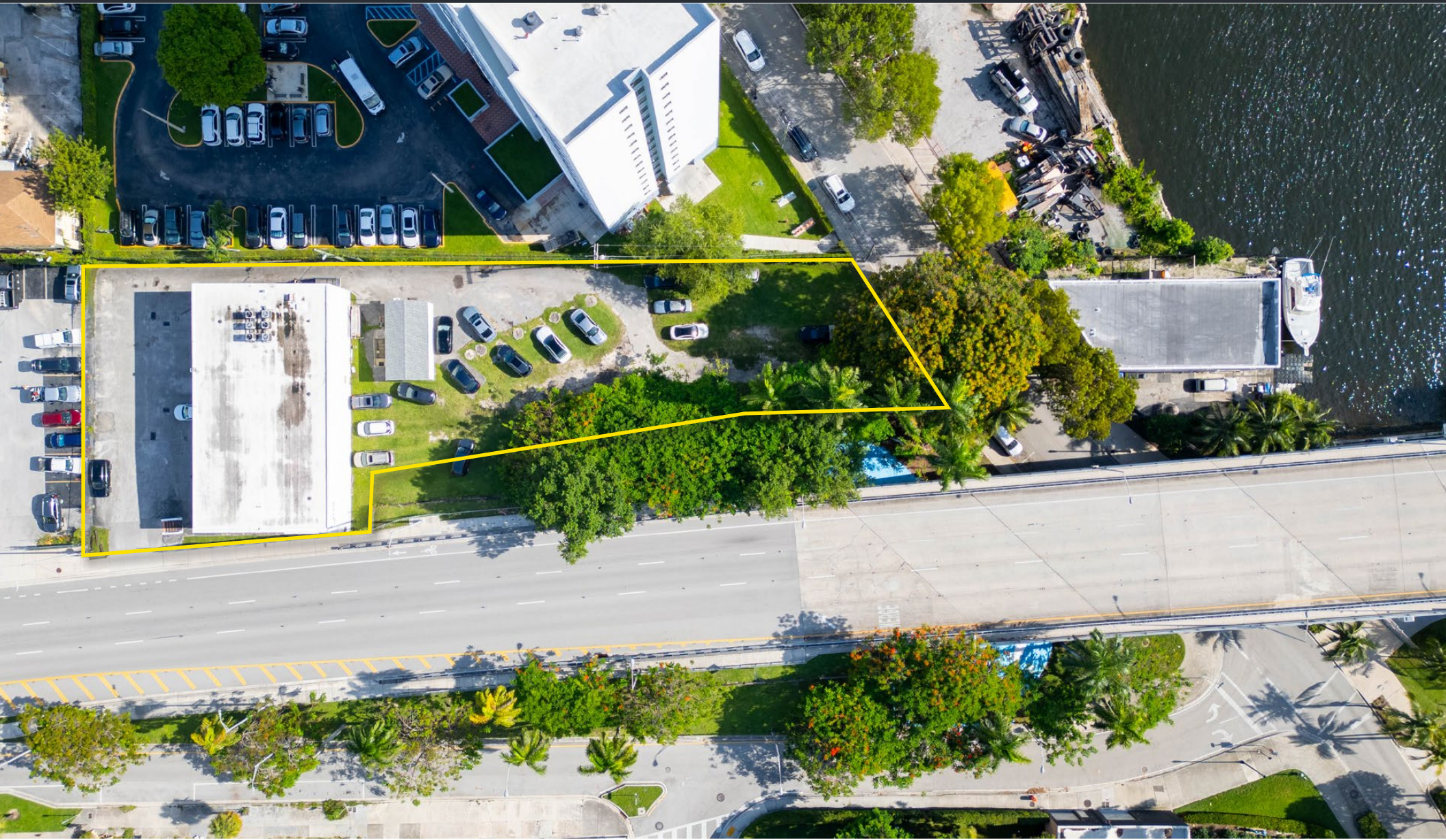
26 SW SOUTH RIVER DRIVE - MIAMI, FL 33130

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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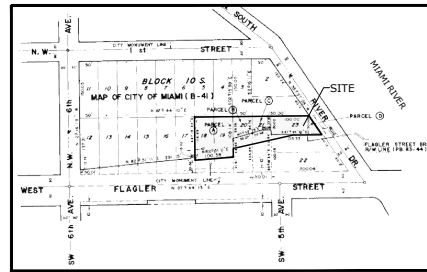
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SITE SURVEY

BOUNDARY SURVEY

529 WEST FLAGLER STREET
SECTION 38 (MRS. HAGAN DONATION), TOWNSHIP 54 SOUTH,
RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA



 LOCATION MAP
CITY OF MIAMI, MIAMI-DADE COUNTY, FL.
(NOT TO SCALE)



SURVEYOR'S NOTES:

- [illegible]

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO:

THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, 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)-324-7671
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE
LB-0000129

SURVEY DATE: 08-09-2024

SURVEY DATE: 08-09-2024

Risk

 Allstate

Black Rock

ALBERTO J. BARRONET DSM

PROFESSIONAL SURVEYOR AND
STATE OF FLORIDA

or representatio

THE OFFICIAL RECORD OF THIS SHEET IS THE
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UNDER RULE 5J-17-062, F.A.C.
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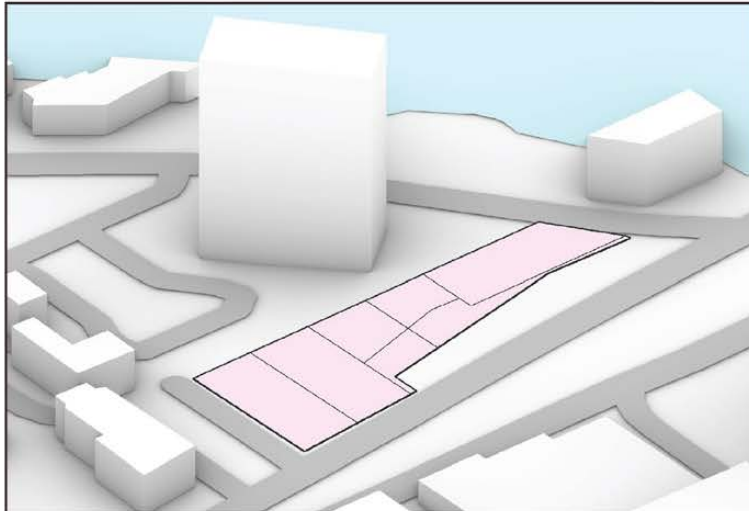
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STL
COMMERCIAL

MASSING STUDY

SITE ANALYSIS



GENERAL INFORMATION

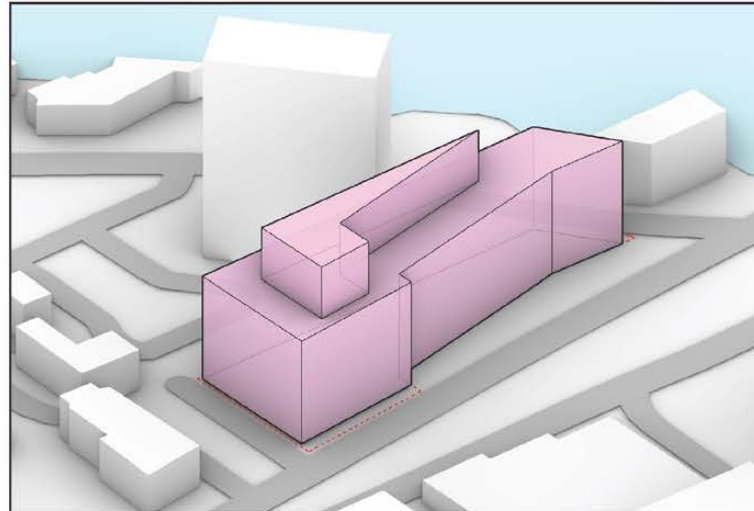
Area	25,639 ft²
City	Miami
Neighborhood	Little Managua
Zoning Code	T6-12-O

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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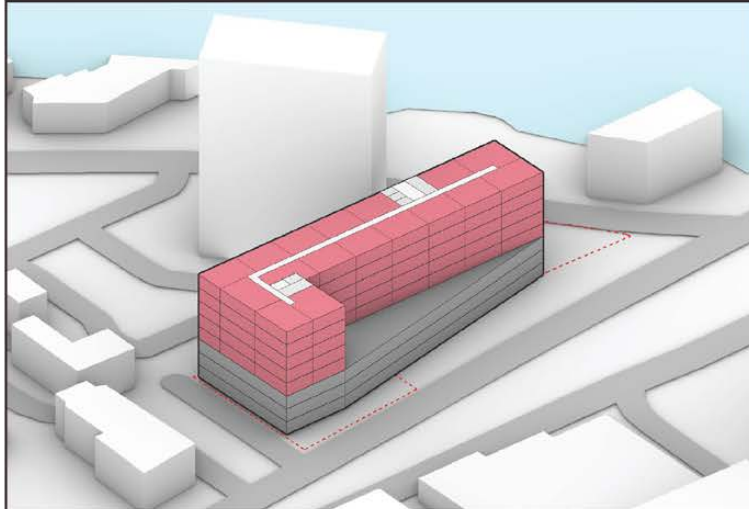
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MASSING STUDY

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%

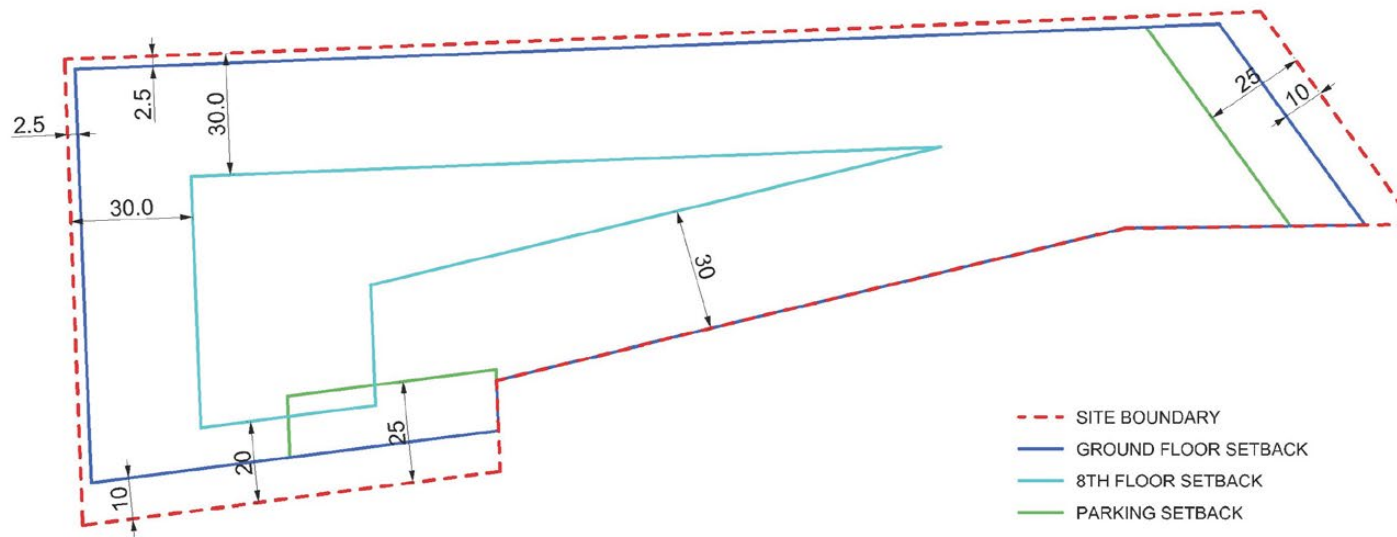
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SETBACKS



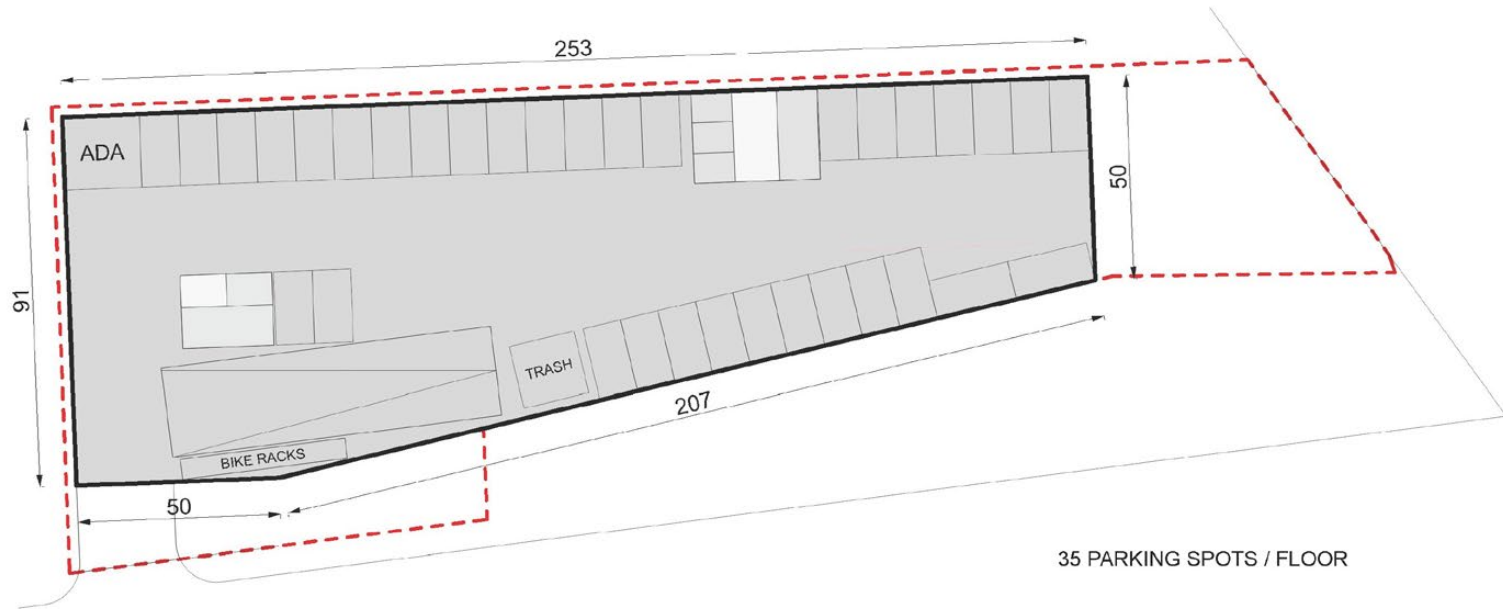
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PARKING FLOOR



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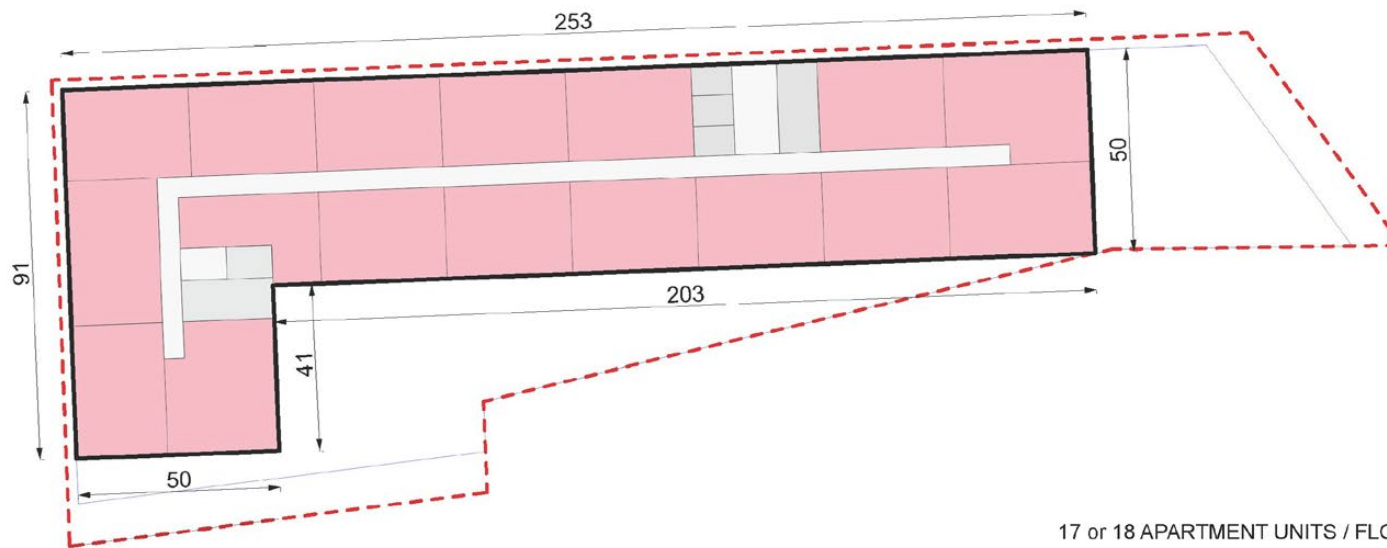
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RESIDENTIAL FLOOR



17 or 18 APARTMENT UNITS / FLOOR



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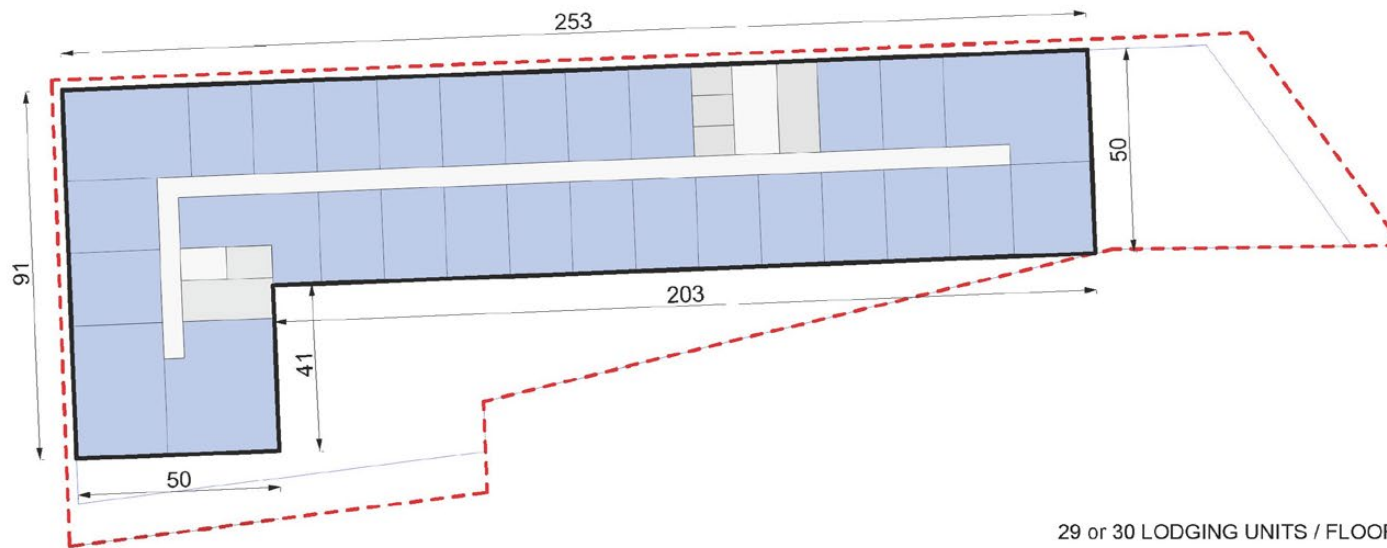
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LODGING FLOOR



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