



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.

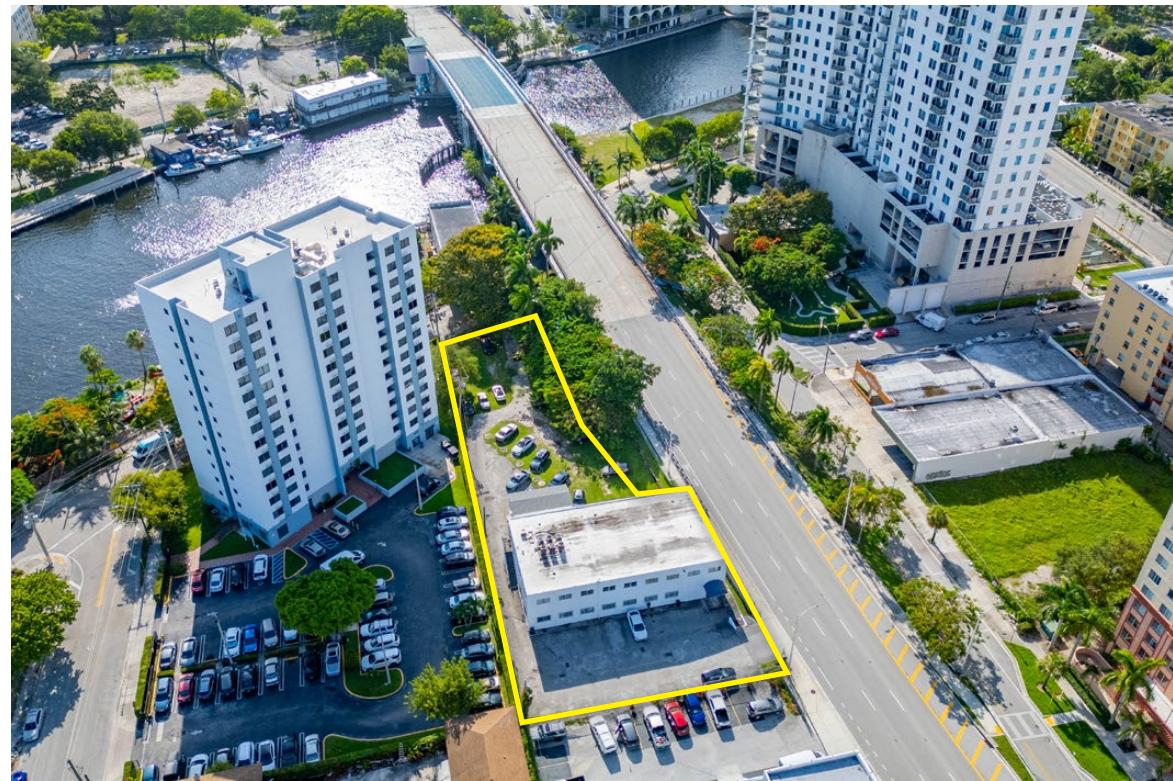
ALLOWED HEIGHT: 12 Stories (before bonuses)

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

BUILDABLE SF: 205,112 SF

ASKING PRICE: \$9,500,000

*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



SUBJECT SITE

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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



HEALTH DISTRICT

EDGEWATER

CRUST

HABIBI
MIAMI

KIKI ON
THE RIVER

SEASPICE

CASABLANCA
SEAFOOD
BAR & GRILL

DOWNTOWN

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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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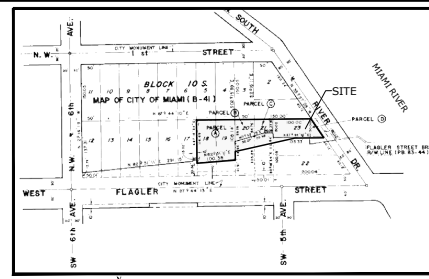
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SITE SURVEY

BOUNDARY SURVEY

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



LEGAL DESCRIPTION:
QUICK CLAIM DEED RECORDED IN O.R.B. 28226, PG. 1322

PARCELS:
LOT 1 AND 2A, LESS THE SOUTH 10 FEET THEREOF, BLOCK 10 SOUTH, MAP OF MIAMI, DADE COUNTY, FL, AS RECORDED IN PLAT BOOK "B", PAGE 41, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND LESS THE FOLLOWING REVISIONS: BEING AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 18, BLOCK 18, SOUTH MAP OF MIAMI, DADE COUNTY, FL, THENCE RUN NORTHERLY ALONG THE WEST BOUNDARY THEREOF TO THE POINT OF BEGINNING; THENCE SOUTH 21°18'39" WEST ALONG THE WEST BOUNDARY OF SAID LOT 18 A DISTANCE OF 180.75 FEET; THENCE NORTH 77°32'47" EAST ALONG THE EAST BOUNDARY OF SAID LOT 18 A DISTANCE OF 31.81 FEET TO A POINT THENCE RUN SOUTH 87°41'11" WEST FOR A DISTANCE OF 100.02 FEET TO THE POINT OF BEGINNING.

REVISIONS:
THE S.W. CORNER OF SAID LOT 20, MAP OF MIAMI, DADE COUNTY, FL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "B", PAGE 41 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THAT PORTION THEREOF BY THE LINE COMING TO BEYOND THE BRIDGE CONNECTIONS BANK OF RIVER, SECURED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 20, THENCE NORTH 11°17'10" EAST ALONG THE WEST BOUNDARY OF SAID LOT 20 FOR A DISTANCE OF 24.30 FEET; THENCE SOUTH 21°18'39" WEST ALONG THE WEST BOUNDARY OF SAID LOT 20 A DISTANCE OF 180.75 FEET TO THE POINT OF BEGINNING.

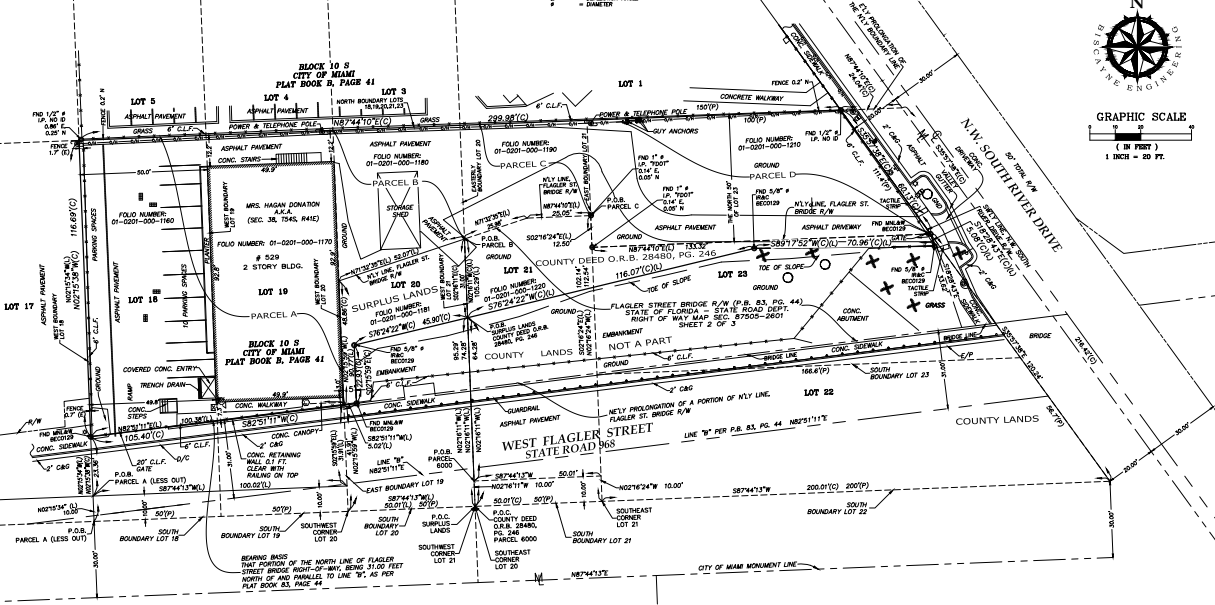
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ABBREVIATIONS:
A.C. ALICE VALVE
B.E. BISCAYNE ENGINEERING COMPANY
C.S. CHAIN SURVEY
G.M. GUY WIRE
H.M. HOLE MEASUREMENTS
I.C. IRON PIPE AND CAP
L.C. LATH BASH
M.C. MAGNETIC MAL AND DISK
N.C. NAIL AND WASHER
P.C. PLYWOOD
R.C. RAIL AND WASHER
S.C. SURFACE CONCRETE
T.C. TRENCH
W.C. WATER CISTERN
X.C. CONCRETE
Y.C. CONCRETE
Z.C. CONCRETE
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99.000' CONCRETE
100.000' CONCRETE



SURVEYOR'S NOTES:

- LEGAL DESCRIPTION IS BASED ON O.R.B. 28226, PG. 1322, AND O.R.B. 28480, PG. 246, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- THIS SITE LIES IN SECTION 38, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA (MRS. HAGAN DONATION).
- LANDS SHOWN HEREON CONTAIN AN AREA OF 25,639 SQUARE FEET (0.58 ACRES) MORE OR LESS.
- THE SITE WAS NOT RESTRICTED BY ENCUMBRANCES OR RIGHTS-OF-WAY OF RECORDS OTHER THAN THE RELATED RIGHT-OF-WAY OR ENCUMBRANCES KNOWN TO THE SURVEYOR; THIS SURVEY MAKES NO STATEMENTS OR ASSUMPTIONS 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 31.00 FEET NORTH OF AND PARALLEL TO LINE "B", AS PER PLAT BOOK 83, PAGE 44, HAVING A BEARING OF S89°51'11" W.
- UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCUMBRANCES, WHETHER THEY ARE NOT VISIBLE AT SURFACE GRADE LEVEL, ARE NOT SHOWN INCLUDING BUT NOT LIMITED TO BUILDINGS, STRUCTURAL APPURTENANCES, STORM DRAINAGE SYSTEMS, TANKS OR EROSION FILLS.
- SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- TREES WERE LOCATED BUT NOT MEASURED OR IDENTIFIED.
- ENCUMBRANCES AND ENCUMBRANCES 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 "A1" ELEVATION 9 FEET, AS SHOWN ON MIAMI-DADE COUNTY FLOOD HAZARD RATE MAPS, MAP NUMBER CDM00004, SUPPLY L, COMMUNITY NAME: CITY OF MIAMI, COMMUNITY NUMBER 120000, MAP REVISION: SEPTEMBER 11, 2008.
- NO ATTEMPT WAS MADE BY THE SURVEYOR TO DETERMINE REAL RIGHTS OWNERSHIP AND/OR RIGHTS-OF-WAY APPURTENANCE THERETO.
- THE ACCURACY OF THE SURVEY MEASUREMENTS SHOWN HEREON IS BASED ON THE TYPE OF SURVEY AND EXPECTED USE OF THE SURVEY; NEUTRALITY MEASUREMENTS AND COMPUTATION RECORDS SUBSTITUTE THE SURVEY MAP; RECORDS OF MEASUREMENTS WERE OBTAINED BY MULTIPLE OCCASIONS OF FIELD AND SET CORNER, POINT, TRIP, BEARING, AND DISTANCE; THESE RECORDS HAVE BEEN TESTED BY BEC AND FOUND TO HAVE AN EXPECTED ACCURACY OF ± 0.07 FEET HORIZONTAL/1".
- 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 MAPS AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 475.02, 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-00019

SURVEY DATE: 08-09-2024

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

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

THE ORIGINAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE. COPIES OF THIS SHEET AND ANY OTHER COPIES OF THIS SHEET MUST BE PRINTED FROM THE ORIGINAL RECORD. THIS SHEET HAS BEEN ORIGINALLY SIGNED, PRINTED, AND SAVED AS AN ORIGINAL RECORD. COPIES OF THIS SHEET AND ANY OTHER COPIES OF THIS SHEET MUST BE PRINTED FROM THE ORIGINAL RECORD.

BISCAYNE ENGINEERING
SURVEYORS & ENGINEERS
PLANNERS

ALBERTO J. RABONNET
PROFESSIONAL SURVEYOR AND MAPPER
NO. 7218
STATE OF FLORIDA

DAVID M. RYAN
LICENSED SURVEYOR
NO. 12,920-2
STATE OF FLORIDA

529 WEST FLAGLER STREET, MIAMI, FL
MIAMI, FL 33130
TEL: (305) 324-7871
FAX: (305) 324-7871
WWW.BISCAYNEENGINEERING.COM

26 SW SOUTH RIVER DRIVE - MIAMI, FL 33130

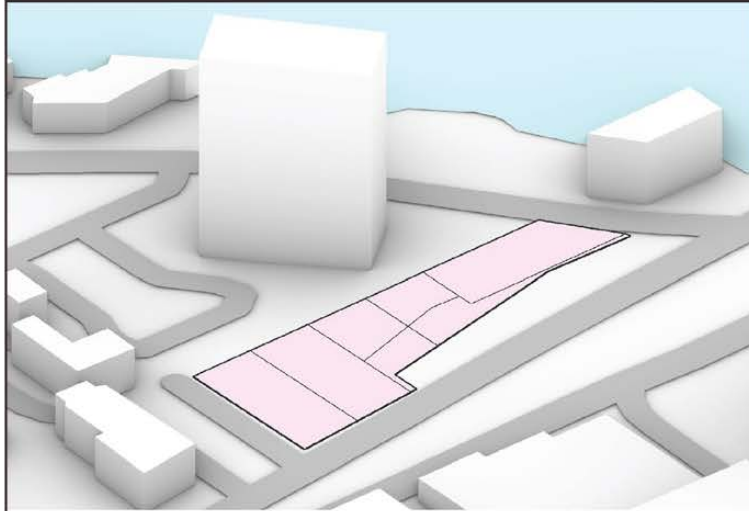
ALEX TSOULFAS | PRESIDENT | 305.972.7217
JULIETTE GRUENER | DIRECTOR OF OPERATIONS | 305.905.1420



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MASSING STUDY

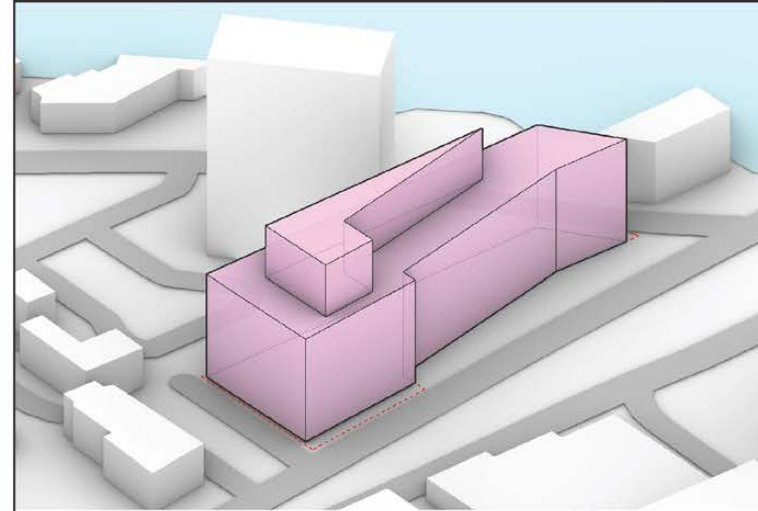
SITE ANALYSIS



GENERAL INFORMATION	
Area	25,639 ft ²
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 ft ²

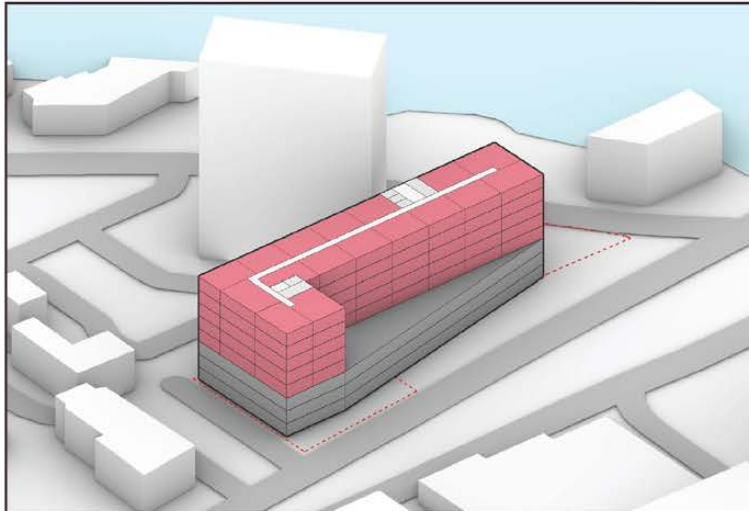
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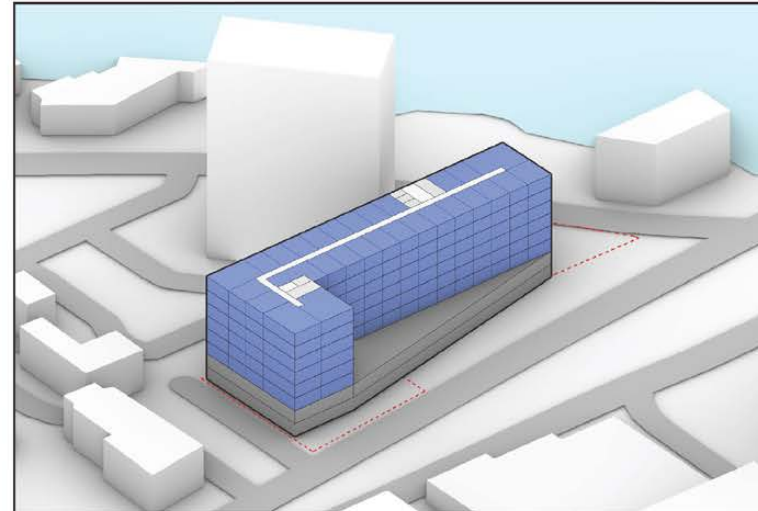
SCENARIO 1 - RESIDENTIAL



DEVELOPMENT	
Buildable Area	129,667 ft ²
Rentable Area	61,585 ft ²
Viable Unit Count	88 units
Average Unit Size	700 ft ²
Building Height	80 ft
Habitable Floor Count	5
PARKING	
Area	56,337 ft ²
Count	99
Ratio	1,12
Floor Count	3
COVERAGE	
Building Coverage	76%
Open Space	22%



SCENARIO 2 - LODGING



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

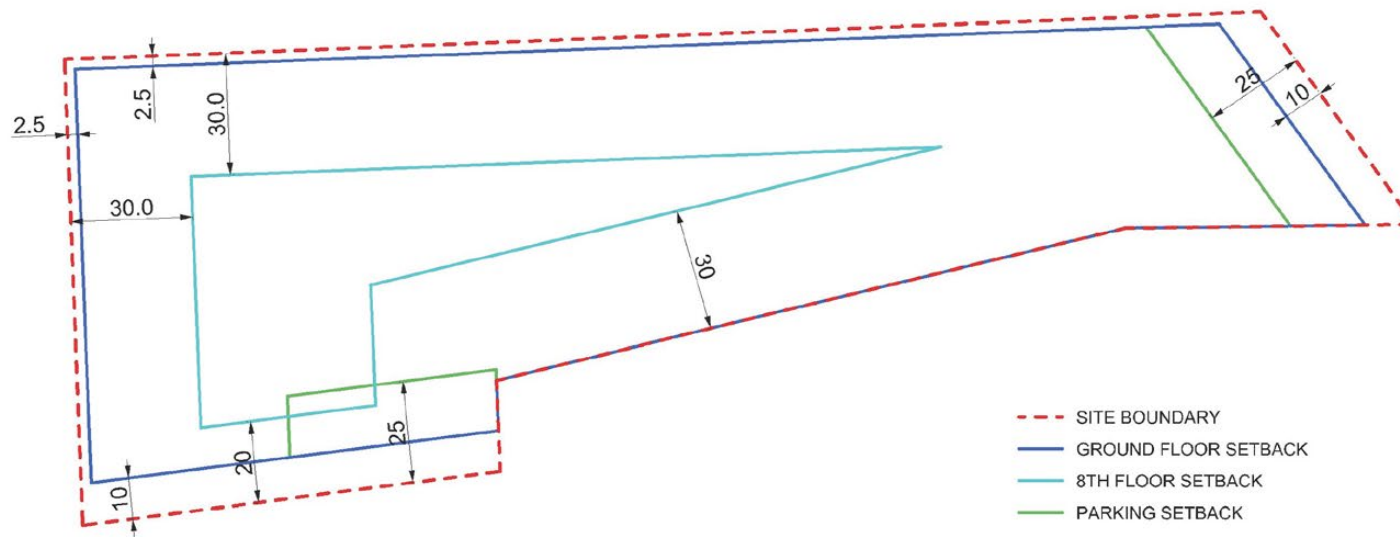
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SETBACKS



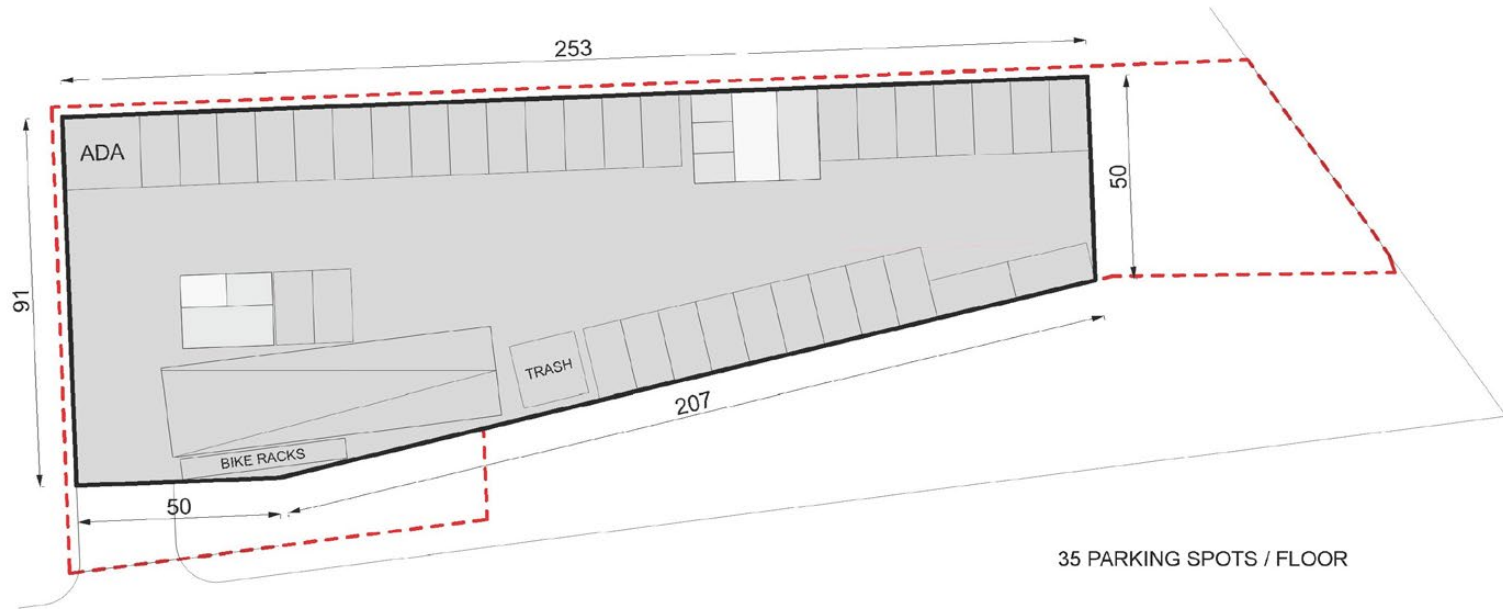
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MASSING STUDY

PARKING FLOOR



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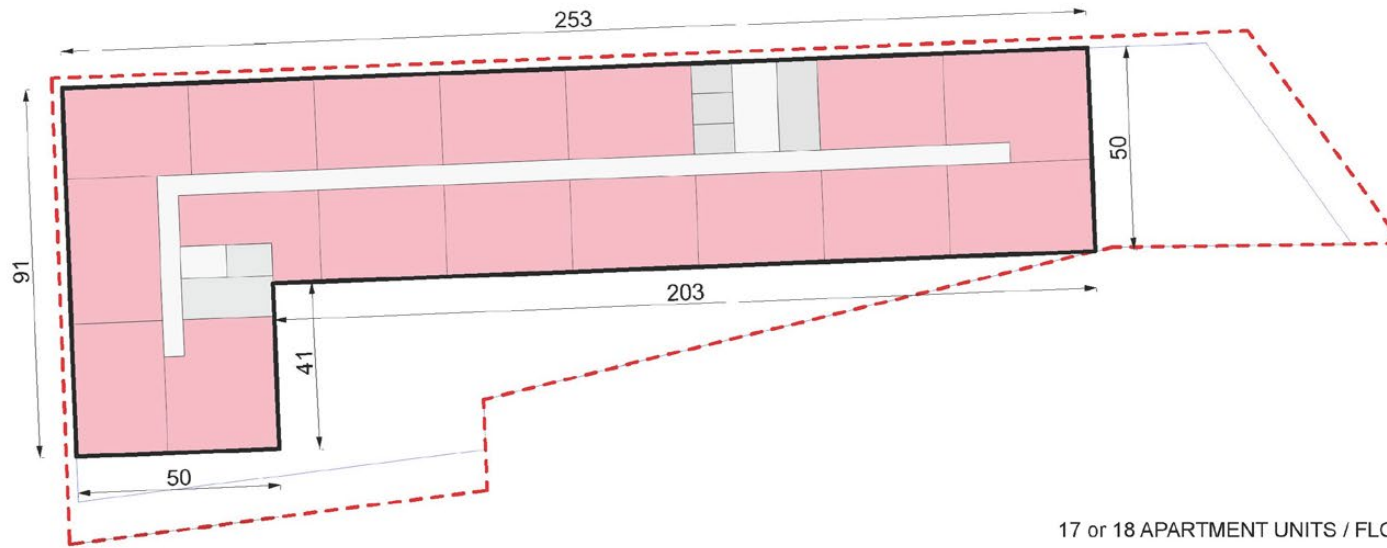
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MASSING STUDY

RESIDENTIAL FLOOR



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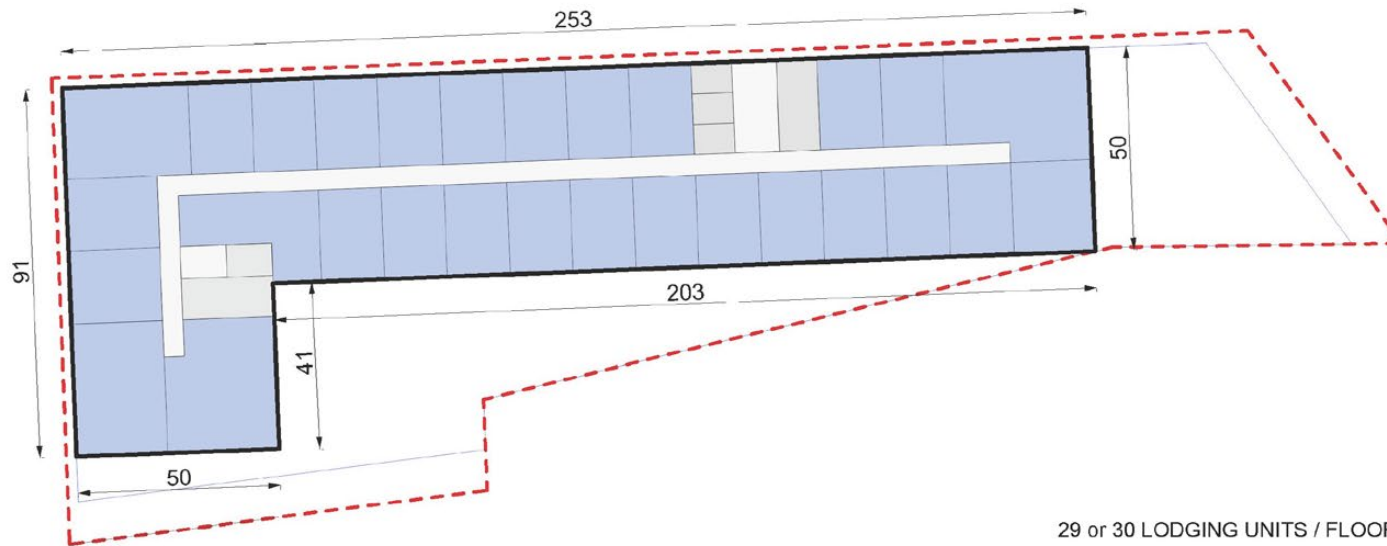
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MASSING STUDY

LODGING FLOOR



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