



FOR SALE

7552 NE MIAMI COURT
MIAMI, FL 33138

**LITTLE RIVER BOUTIQUE
DEVELOPMENT LAND**

STL
COMMERCIAL

OVERVIEW

Now Available - Opportunistically priced lot in the center of Little River, one of the hottest emerging markets in Miami.

At \$340,000, the lot is the lowest priced property on the market and is surrounded by dynamic developments and users. It is located across the street from Sunny's Steakhouse, recently voted the best new restaurant in America, and 3 doors down from Revault, an upcoming luxury car garage and social club. The property is also located in a Transit Oriented Development corridor and now subject to additional density and height to its proximity within 1 mile of a planned train station (NEW TSND ORDINANCE).

SITE SUMMARY

LOT SIZE: 3,911 SF

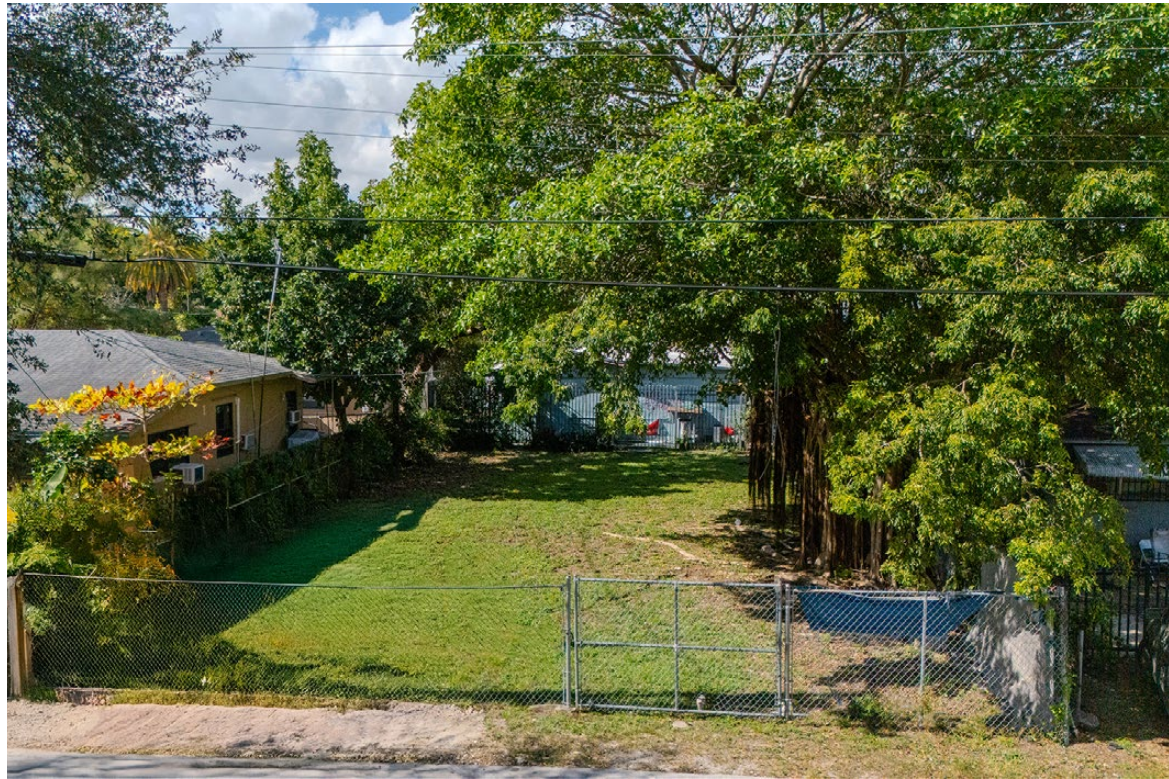
ZONING: T5-R

ALLOWED HEIGHT: 5 Stories (8 with bonus)
12 Stories with TSND

LOT COVERAGE: Up to 90%

ALLOWED DENSITY: 5 Units (or more with
affordable component)
13 units with TSND

ASKING PRICE: \$340,000



7552 NE MIAMI COURT - MIAMI, FL 33138

JONATHAN NEWBERG | ADVISOR | 305.788.9608

ALEX TSOUFAS | PRESIDENT | 305.972.7217

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

LOCATION MAP



7552 NE MIAMI COURT - MIAMI, FL 33138

JONATHAN NEWBERG | ADVISOR | 305.788.9608

ALEX TSOULFAS | PRESIDENT | 305.972.7217

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

EAST VIEW



7552 NE MIAMI COURT - MIAMI, FL 33138

JONATHAN NEWBERG | ADVISOR | 305.788.9608

ALEX TSOULFAS | PRESIDENT | 305.972.7217

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

SOUTH VIEW



7552 NE MIAMI COURT - MIAMI, FL 33138

JONATHAN NEWBERG | ADVISOR | 305.788.9608

ALEX TSOUFAS | PRESIDENT | 305.972.7217

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

SAMPLE PROJECT RENDERING



7552 NE MIAMI COURT - MIAMI, FL 33138

JONATHAN NEWBERG | ADVISOR | 305.788.9608

ALEX TSOULFAS | PRESIDENT | 305.972.7217

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

PRESENTED EXCLUSIVELY BY



JONATHAN NEWBERG
ADVISOR

JONATHAN.NEWBERG@GMAIL.COM
305.788.9608

ALEX TSOULFAS
PRESIDENT

ALEX@STL-ADVISORS.COM
305.972.7217