



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 \$370,000, 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.

SITE SUMMARY

LOT SIZE: 3,911 SF

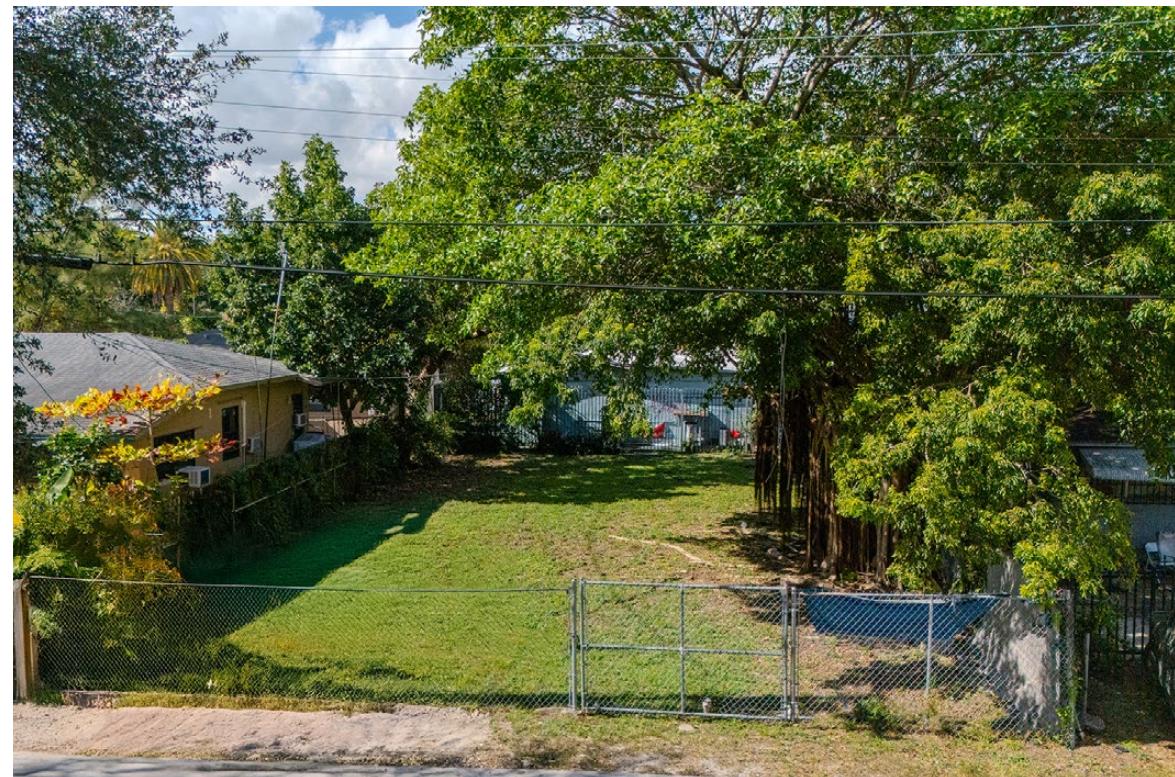
ZONING: T5-R

ALLOWED HEIGHT: 5 Stories (8 with bonus)

LOT COVERAGE: Up to 90%

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

ASKING PRICE: \$370,000



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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.

LOCATION MAP



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EAST VIEW



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SOUTH VIEW



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SAMPLE PROJECT RENDERING



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PRESENTED EXCLUSIVELY BY



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