

Little Haiti/Little River Development Lot For Sale

**7629 NE 2nd Avenue**

Miami, FL 33138

Opportunity Zone

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# PROPERTY OVERVIEW



**7629 NE 2nd Avenue**  
Miami, FL 33138

Apex Capital Realty is pleased to offer a +/- 5,000 Sq. Ft. development site at the heart of both Little Haiti and the Little River Business District. This property would be ideal for a boutique retail / mixed-use development. NE 2nd Avenue is a major corridor that allows one to capitalize on the natural progression of development from Edgewater, Design District and Biscayne Boulevard

<b>Land Size:</b>	+/- 5,000 SF
<b>Zoning:</b>	T6-8-O
<b>FLR:</b>	5
<b>Max. Buildable SF:</b>	25,000 SF
<b>Allowed Height:</b>	8 Stories
<b>Allowed Units:</b>	17 Units
<b>Asking Price:</b>	\$470,000



# BIRD'S EYE VIEW



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# IN THE AREA



**Magic City Innovation District**

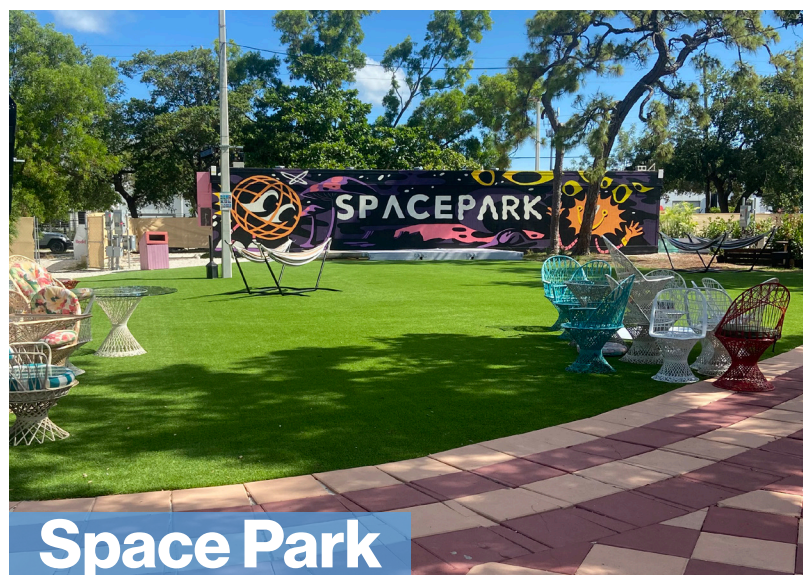


**The Citadel**

**Little Haiti Cultural Complex**

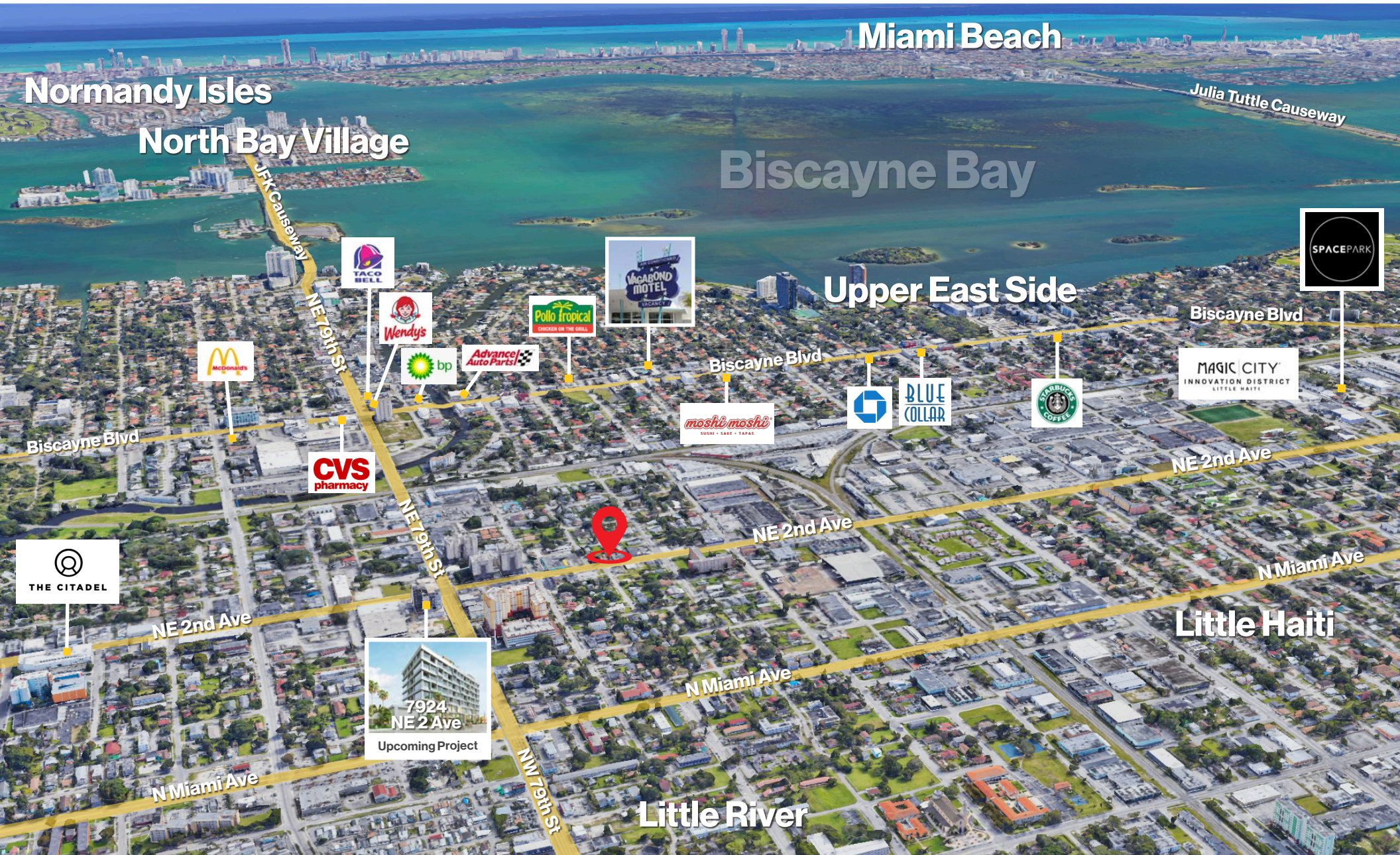


**Little River Business District**



**Space Park**

# LOCATION MAP





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