

FOR SALE

3886 BISCAYNE BLVD, MIAMI FL, 33137



EXECUTIVE SUMMARY

3886 BISCAYNE BLVD, 286 NE 39 ST, 270 NE 39 ST, MIAMI FL, 33137
COVERED LAND ASSEMBLAGE DEVELOPMENT SITE

APEX Capital Realty is thrilled to exclusively introduce the exceptional covered land assemblage. This unique offering comprises three folios spanning 0.64 acres and currently hosts four existing tenants. Positioned ideally for a mixed-use development, the site boasts the potential for a maximum built area of up to 288,059 square feet across twenty stories with bonuses.



Site Size	27,698 SF (0.64 acres)
Total Existing Buildings Size	12,527 SF
Zoning	T6-12-L
Asking Price	\$50,000,000

ZONING HIGHLIGHTS

BY RIGHT

Zoning	T6-12-L
Stories	12
Max Built Area Allowed	185,257 SF
Max Residential Units Allowed	97
Max Hotel Rooms Allowed	193

MAXIMUM WITH BONUSES

Zoning	T6-12-L
Stories	20
Max Built Area Allowed	288,059 SF
Max Residential Units Allowed	97
Max Hotel Rooms Allowed	193

With bonuses, you could go up to 20 stories and a maximum built area of 288,059 square feet with public benefits.



1

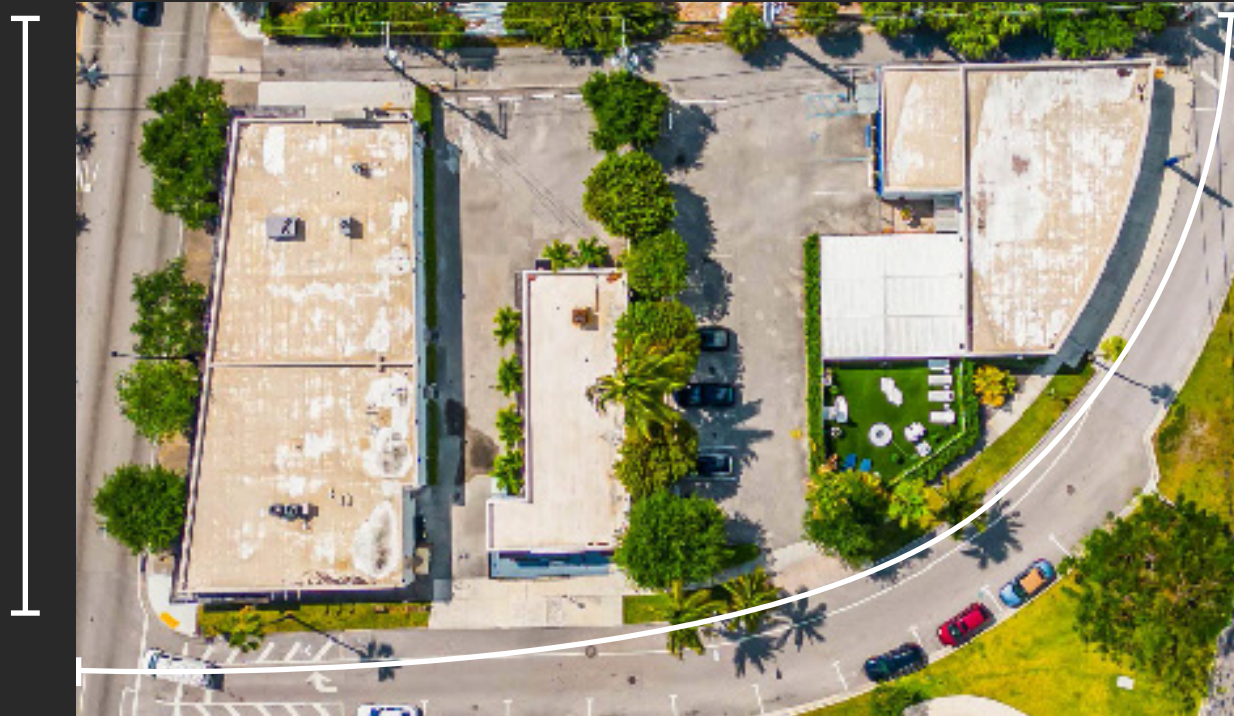
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3

BIRD'S EYE VIEW

ALLEY *258' FEET*

BISCAYNE BLVD FRONTAGE *144' FEET*



NE 39TH STREET *357' FEET*

CONCEPTUAL RENDERING

*Provided by Royal Byckovas
Architecture and Design



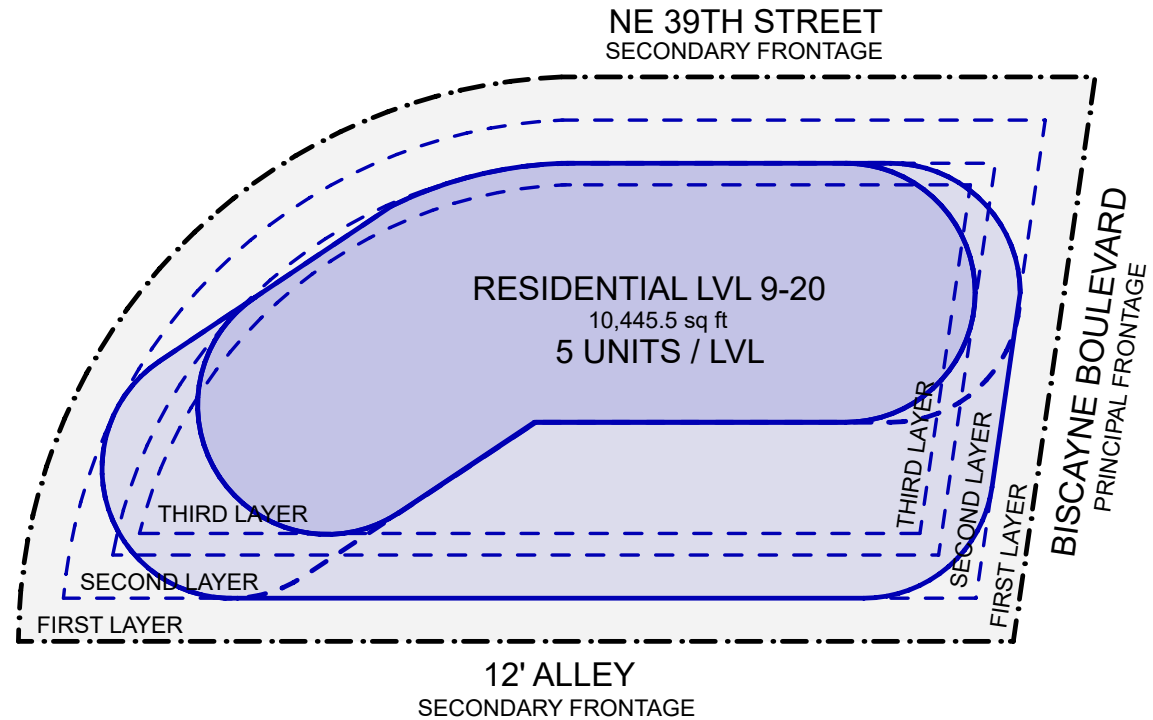
DEVELOPMENT ASSUMPTIONS

SITE DATA

Lot Area - SF		27,698
Lot Coverage SF - Permitted 80%		22,158
Lot Coverage SF - After setbacks 77%		21,214
FLR		
	8	221,584
Public Benefit Bonus - 30%		66,475
Total FLR		288,059
Setbacks FT		
	Frontage	10'
	Side	0'
	Frontage above 8th Floor	20'
	Side above 8th Floor	30'
Height (Stories)		
	Min	2
	Max	12
	Bonus	20

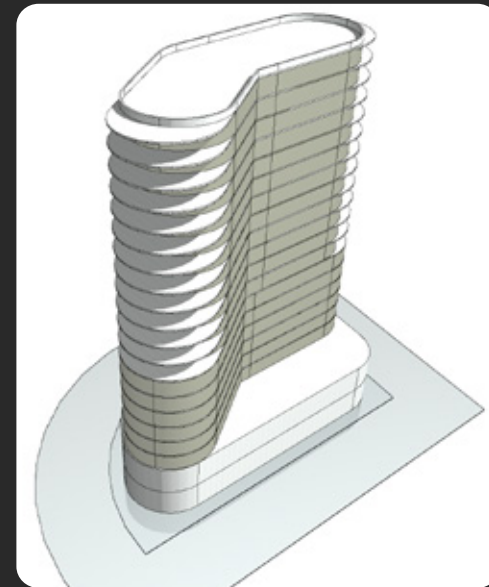
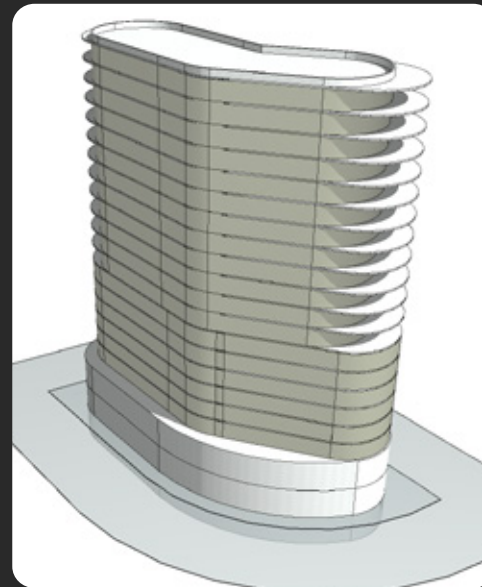
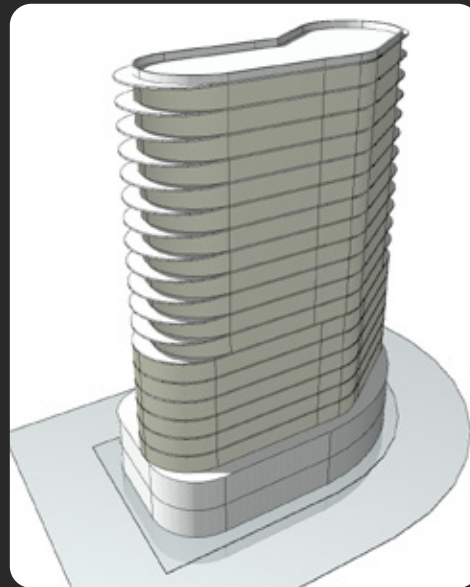
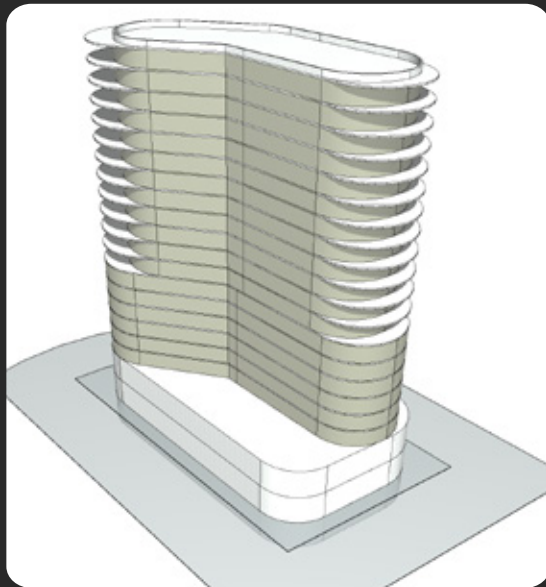
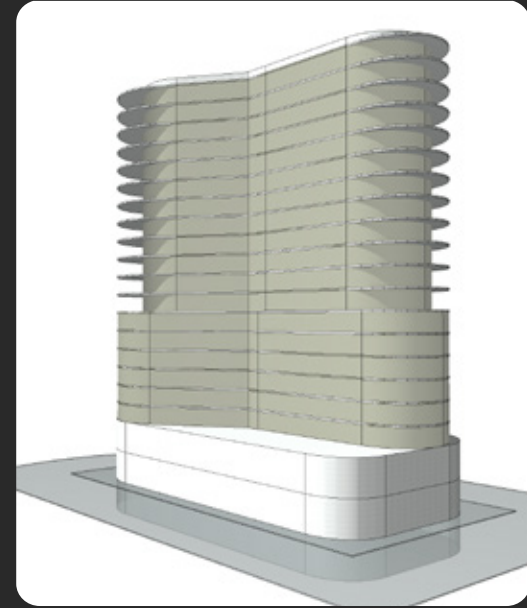
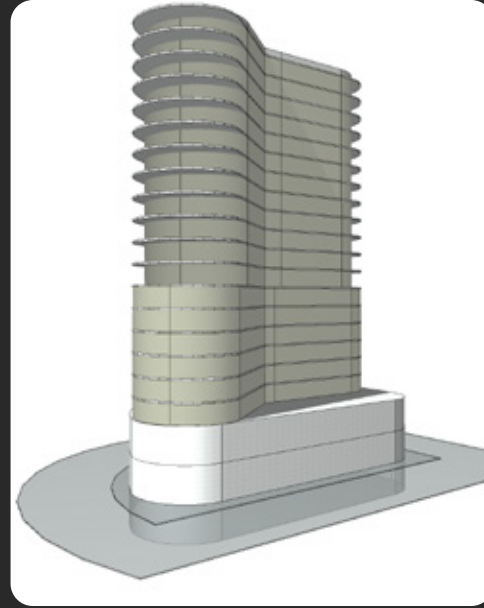
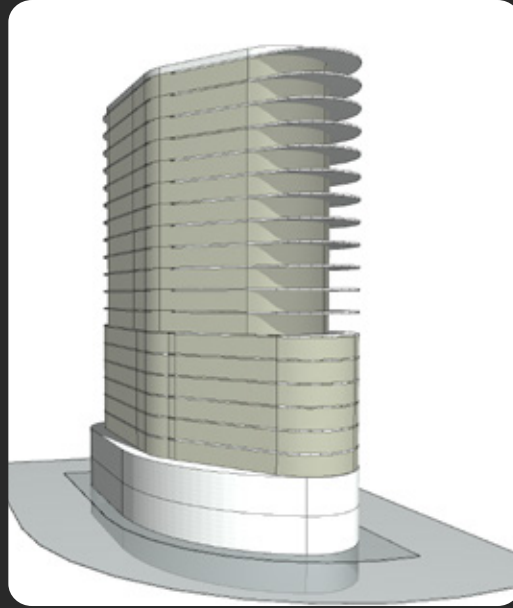
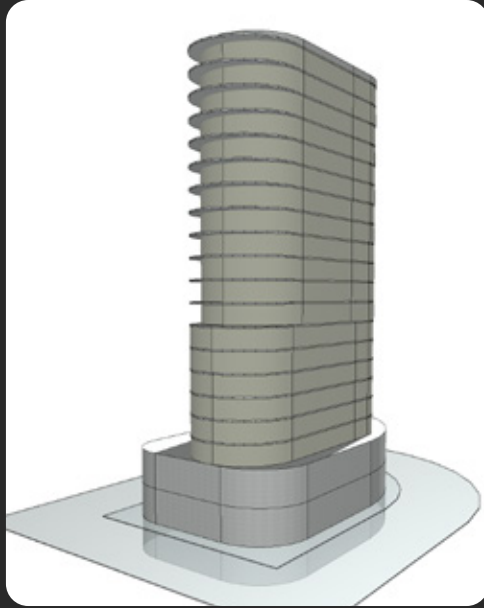
3883 BISCAYNE BLVD PROGRAM

Ground Floor Area - SF	15,595
Residential Lobby / Circ.	5,448
Loading / BOH	4,804
Commercial - SF	5,343
Parking - SF	26,340
Basement (Excluded from FLR)	26,340
Parking Data	
Commercial - Total Parking	16
Residential - Total Parking incl. Visitor	157
Parking Required	173
30% Parking Reduction	52
Total Parking Required	121
Total Parking Provided	131
Residential GSF	219,600
Residential Level 2 - Amenity	12,676
Residential Level 3	12,676
Residential Amenity Pool Deck - SF	5,528
Residential Levels 4-8	63,380
Residential Levels 9-20	125,340
Circ. / Cores - SF	43,920
NSF	175,680
Residential NRSF	163,004
Units	95
Residential Stories	18
Average Unit Size - SF	1,716
Total Floor Area	235,195

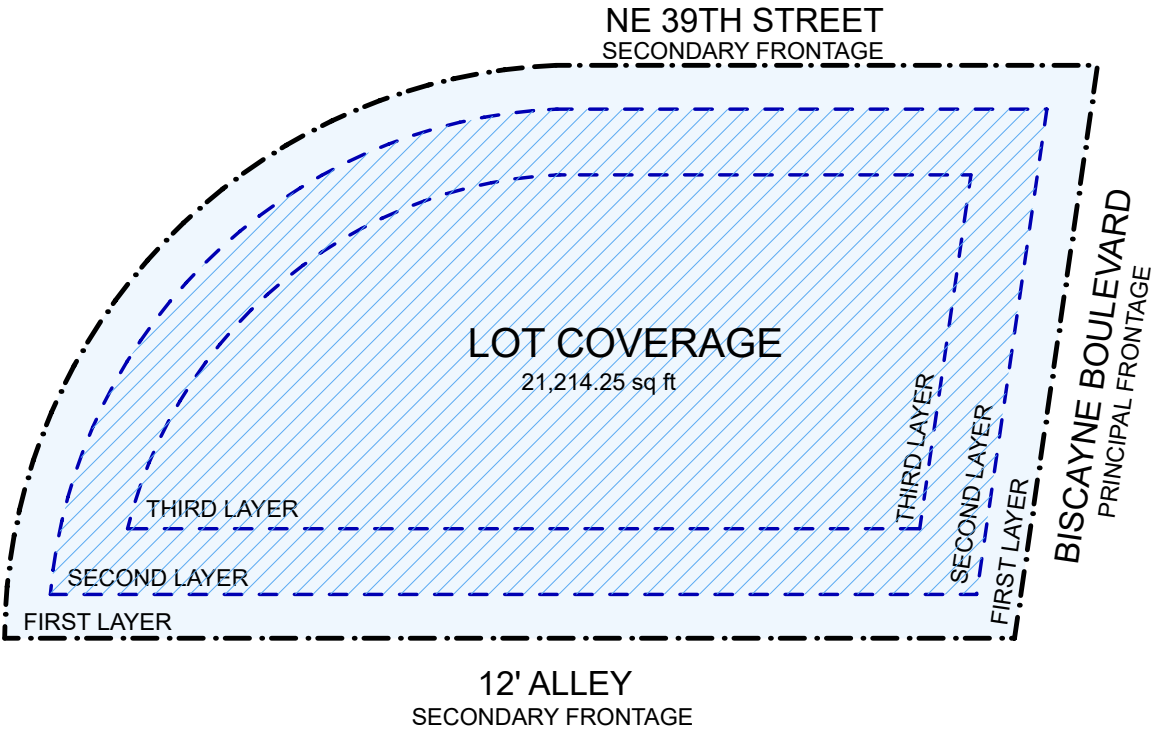
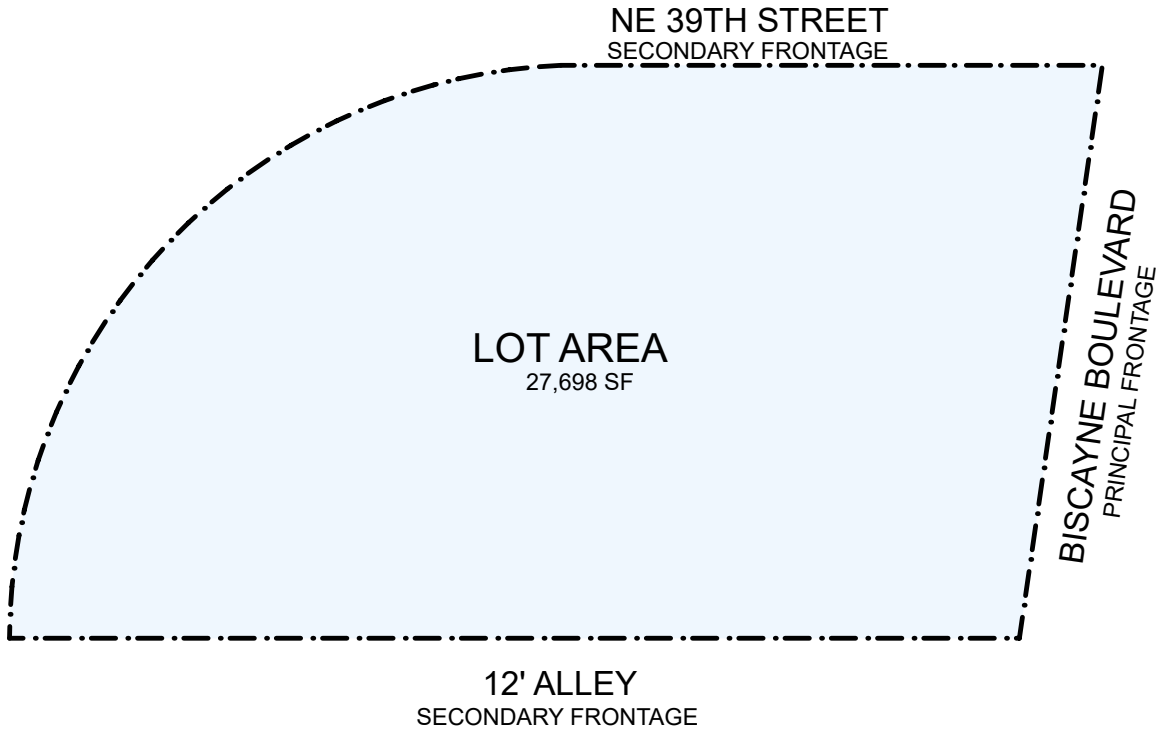


TYPICAL FLOOR DIAGRAM - LEVEL 9-20

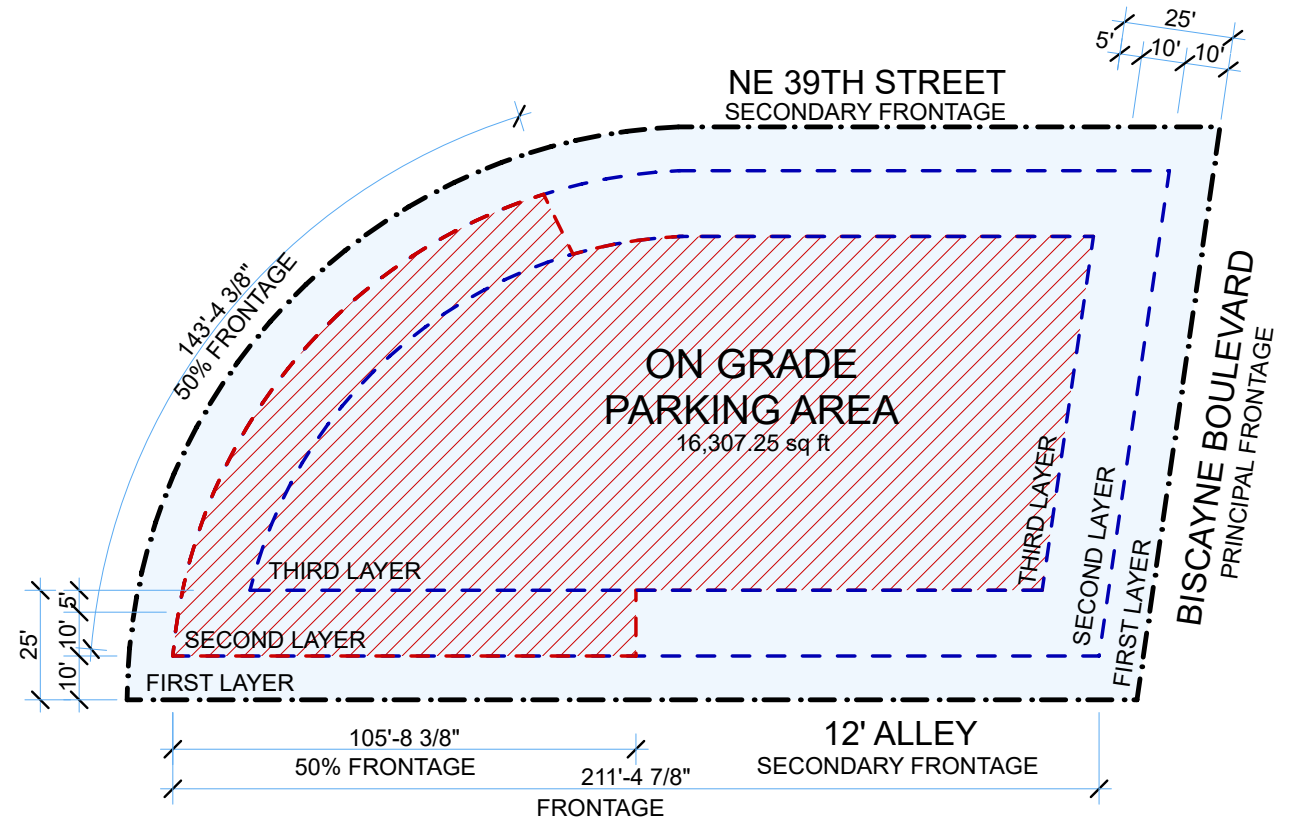
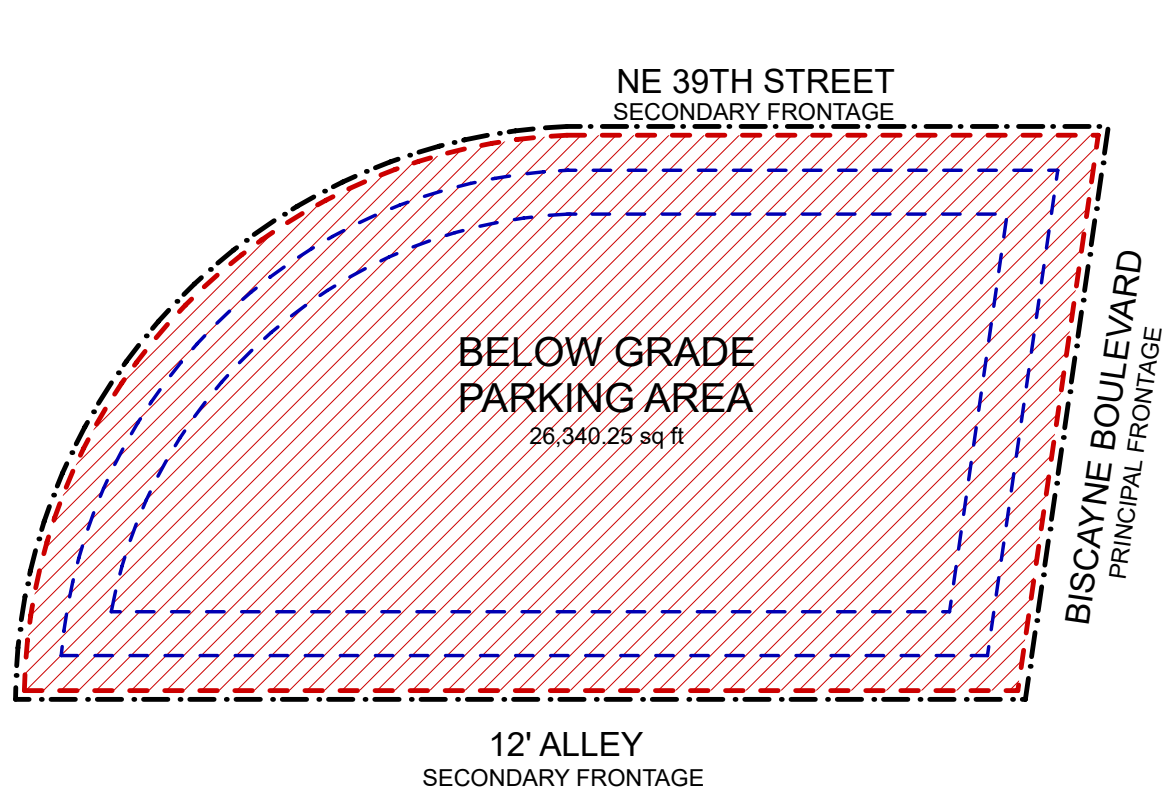
PLANNING DIAGRAMS



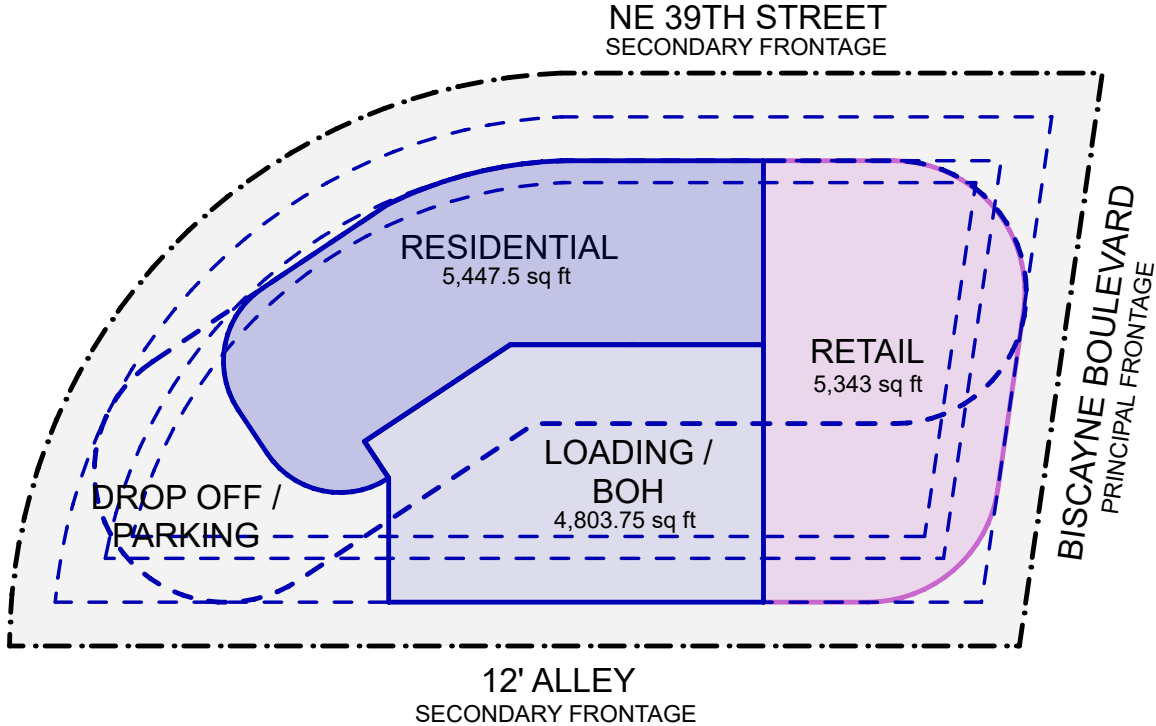
SITE DIAGRAMS



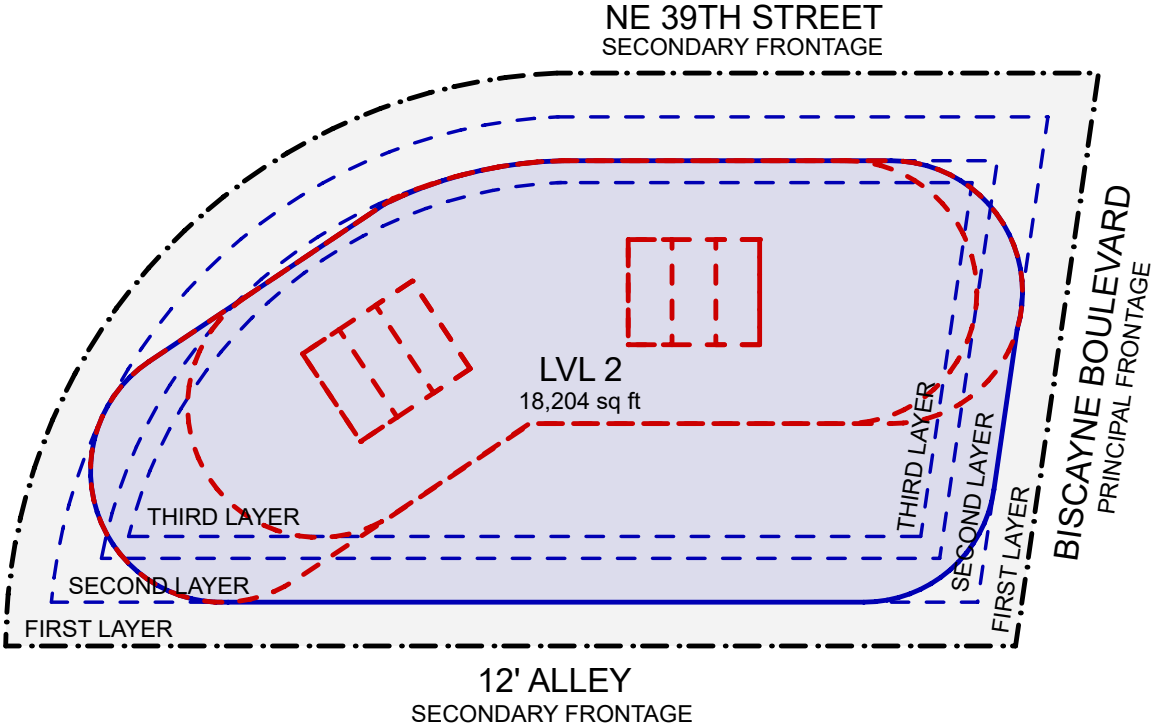
SITE DIAGRAMS



SITE DIAGRAMS

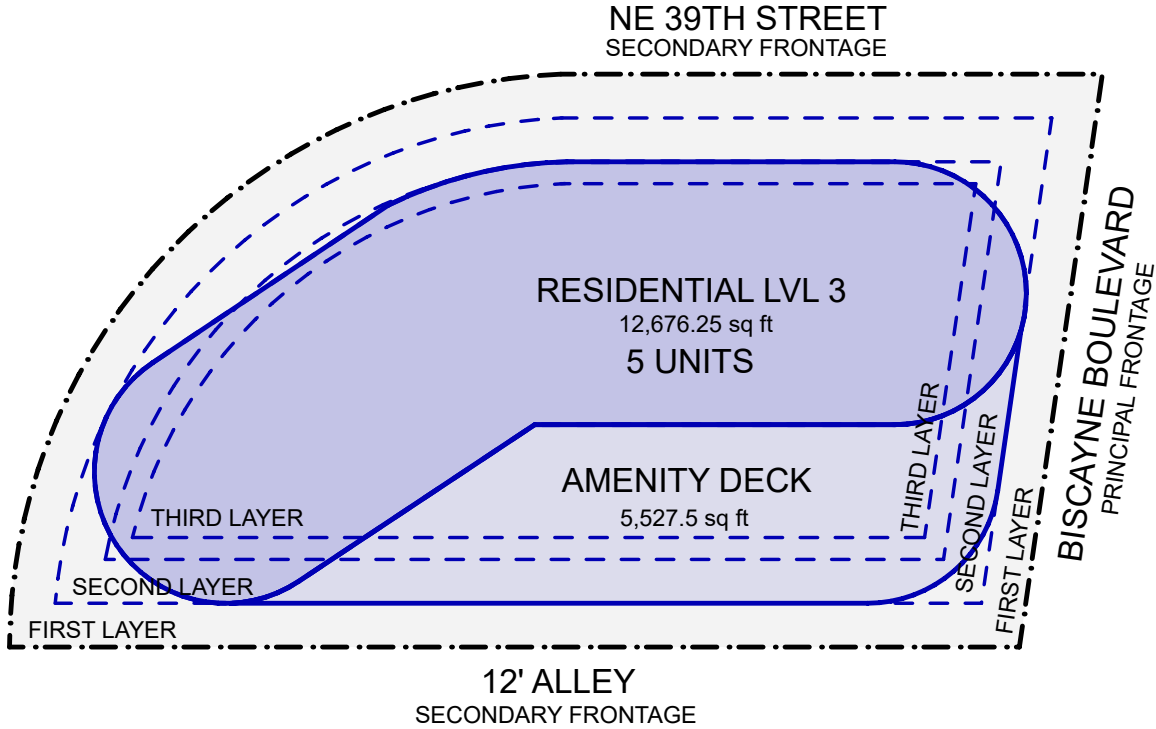


GROUND FLOOR DIAGRAM

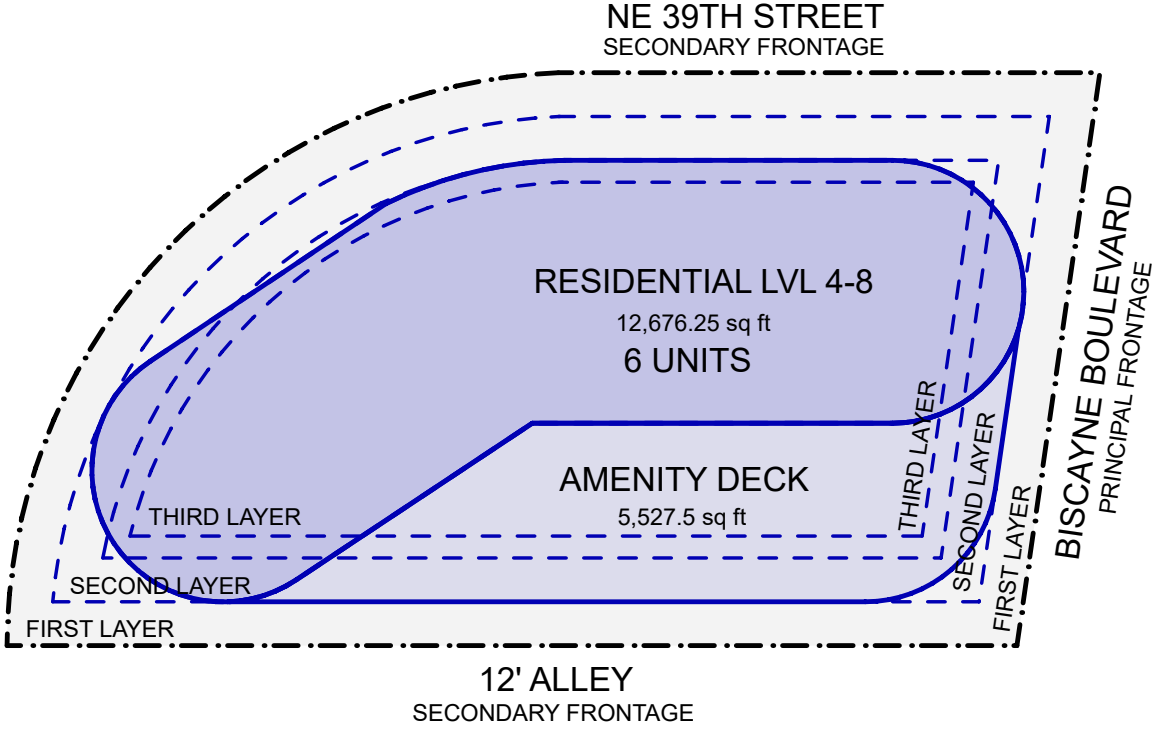


SECOND FLOOR DIAGRAM

SITE DIAGRAMS

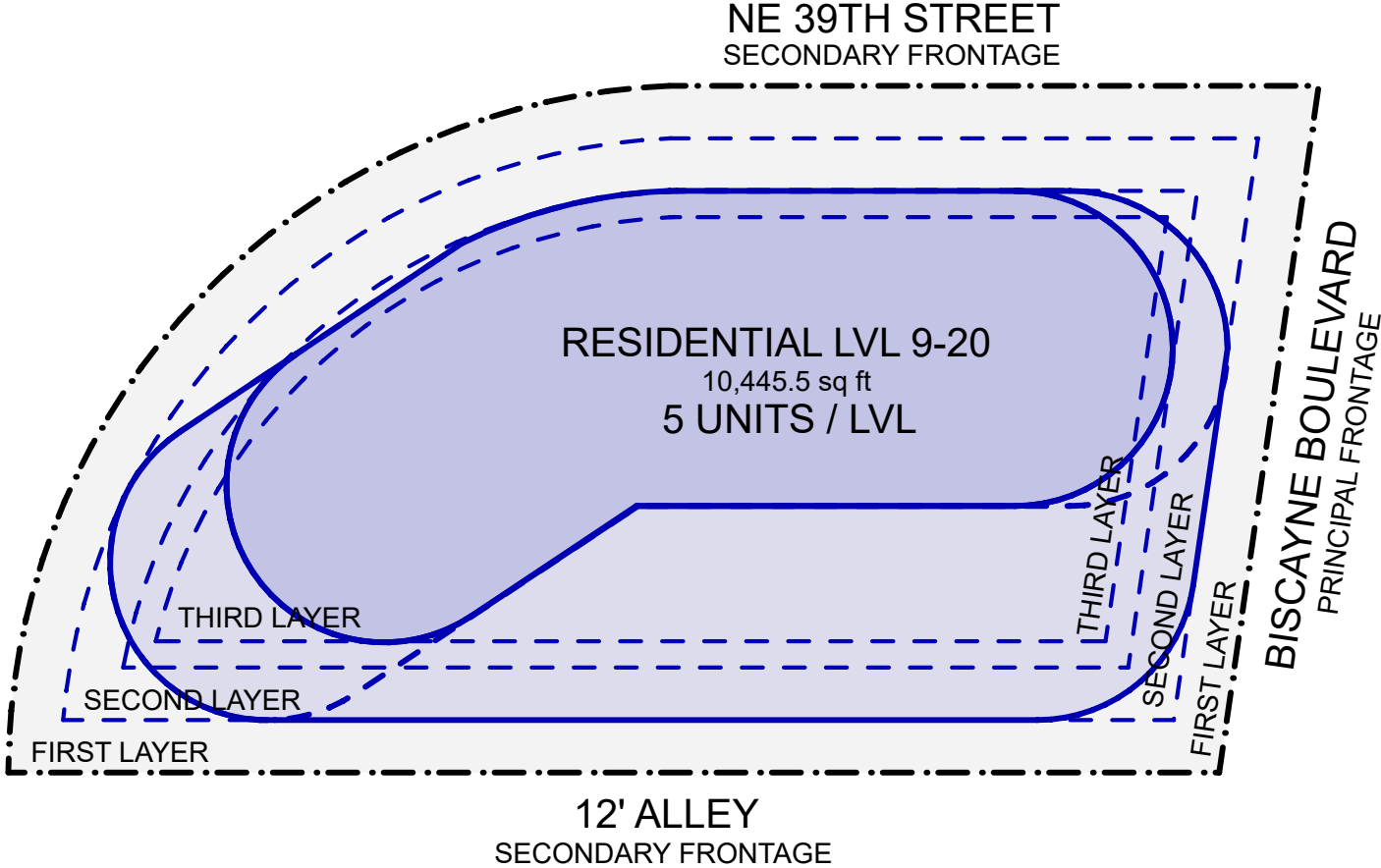


AMENITY FLOOR DIAGRAM



TYPICAL FLOOR DIAGRAM - LEVEL 4-8

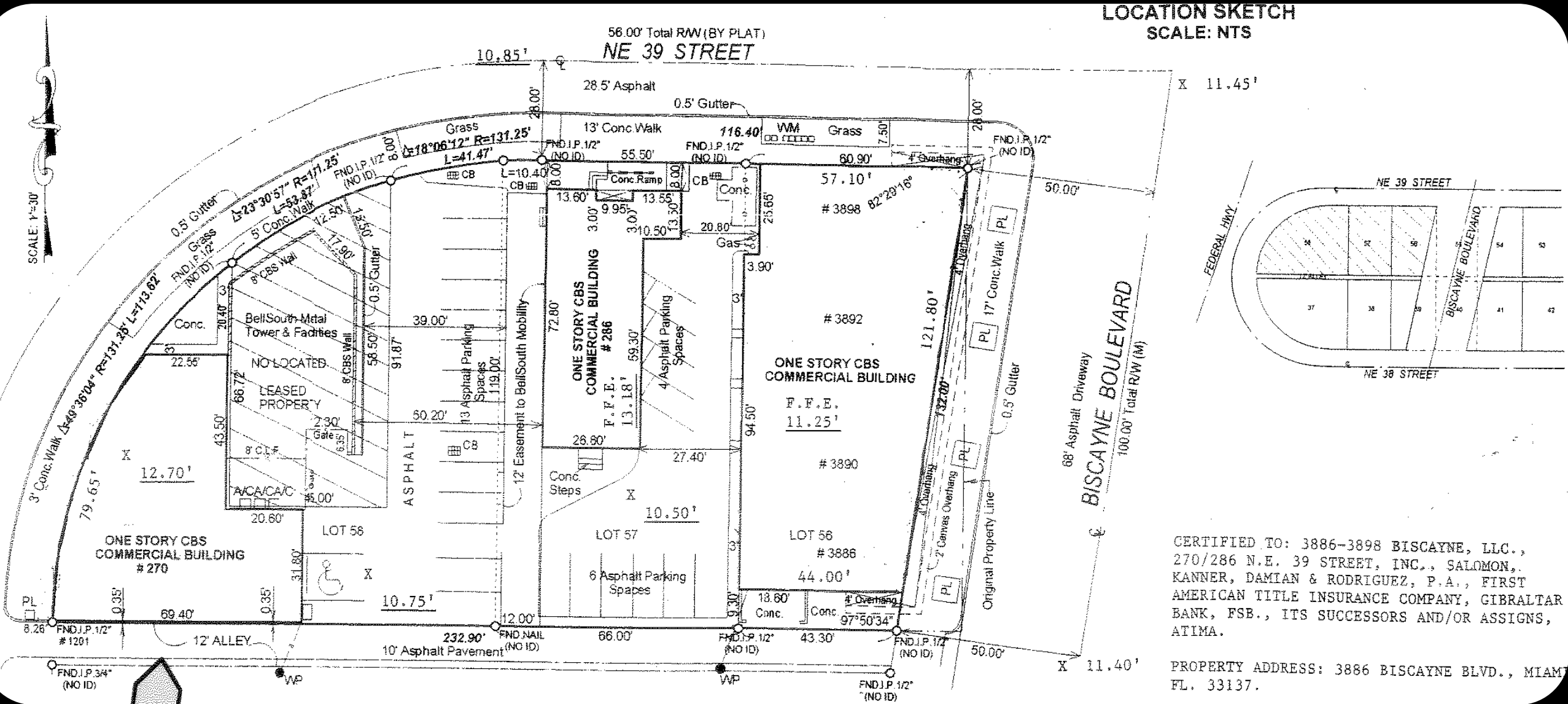
SITE DIAGRAMS



TYPICAL FLOOR DIAGRAM - LEVEL 9-20

SURVEY

LOCATION SKETCH
SCALE: NTS

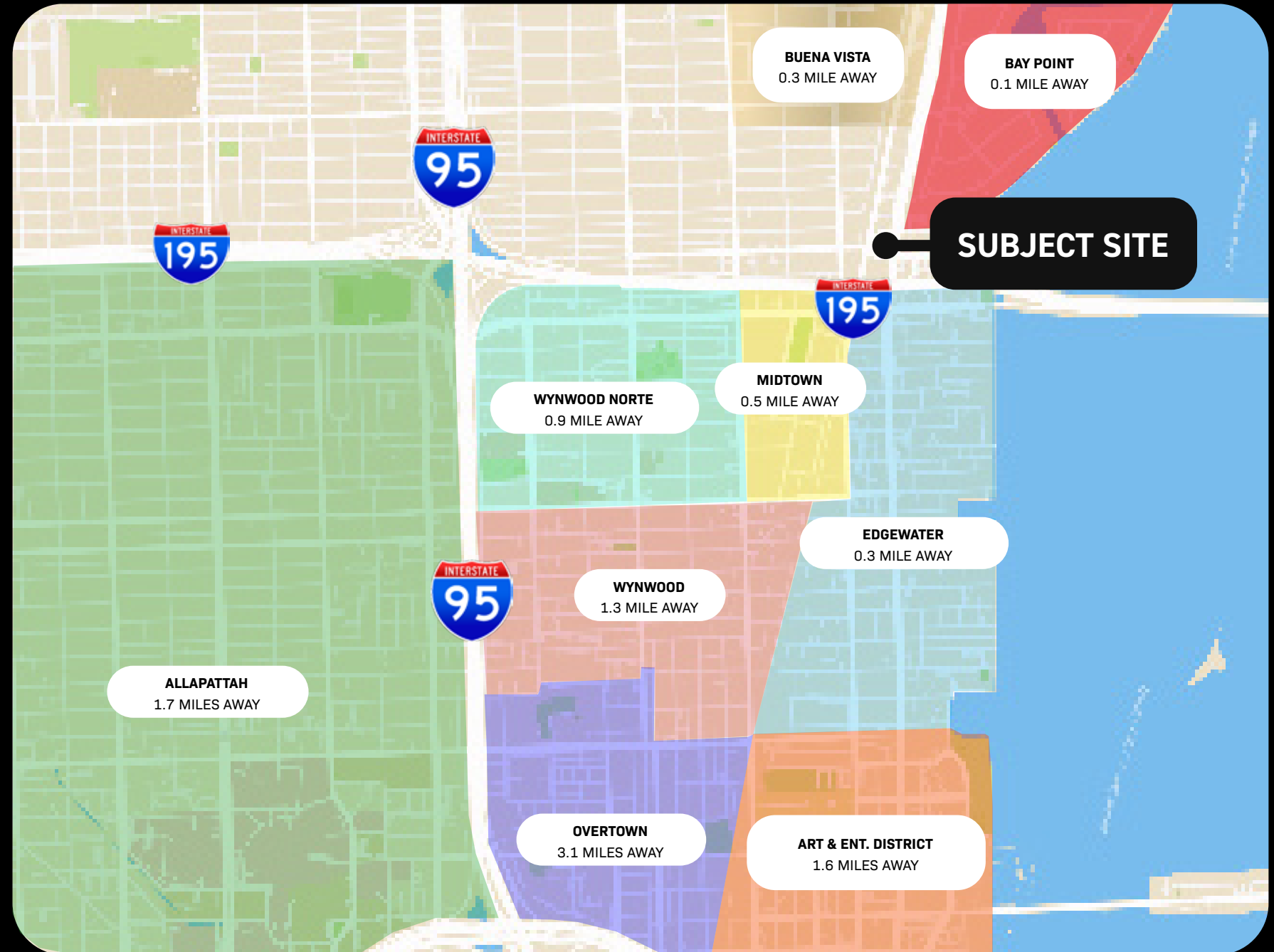


CERTIFIED TO: 3886-3898 BISCAYNE, LLC.,
270/286 N.E. 39 STREET, INC., SALOMON,
KANNER, DAMIAN & RODRIGUEZ, P.A., FIRST
AMERICAN TITLE INSURANCE COMPANY, GIBRALTAR
BANK, FSB., ITS SUCCESSORS AND/OR ASSIGNS,
ATIMA.

PROPERTY ADDRESS: 3886 BISCAYNE BLVD., MIAMI
FL. 33137.

LOCATION MAP

Mile(s) Away indicates distance
away from subject site



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APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets.

We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.

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