



LITTLE HAVANA DEVELOPMENT SITE
SW 7th Street, Miami, FL 33135

FOR SALE



EXECUTIVE SUMMARY

Apex Capital Realty is proud to present the opportunity to acquire a 6,244 SF multifamily development site in the heart of Little Havana, just steps from Miami's iconic Calle Ocho. Zoned T-4, the property allows for up to three stories of development and a maximum density of five residential units.

This offering provides developers the opportunity to secure a well-located infill site in a strong rental submarket of Miami, positioned to benefit from continued westward growth and expansion from the Brickell corridor.

PROPERTY OVERVIEW

FOLIO	01-4103-020-0170 Miami FL 33135
LOT SIZE	6,244 SF (.14 Acre)
MAX. HEIGHT	3 Stories - 40 feet
MAX. DENSITY	5 units (Not Including Live Local)
MAX. BUILDING AREA ALLOWED	11,942 SF
ZONING	T4-R
ALLOWABLE USES BY RIGHT	Community Residence, Multifamily, Single Family Residence, Two Family Residence
ALLOWABLE USES BY WARRANT	Community Facility, Infrastructure and utilities
ALLOWABLE USES BY EXCEPTION	Recreational facility, Religious Facility, Childcare, School



ASKING PRICE
\$700,000

BIRD'S EYE VIEW



NORTH VIEW



SOTUH VIEW



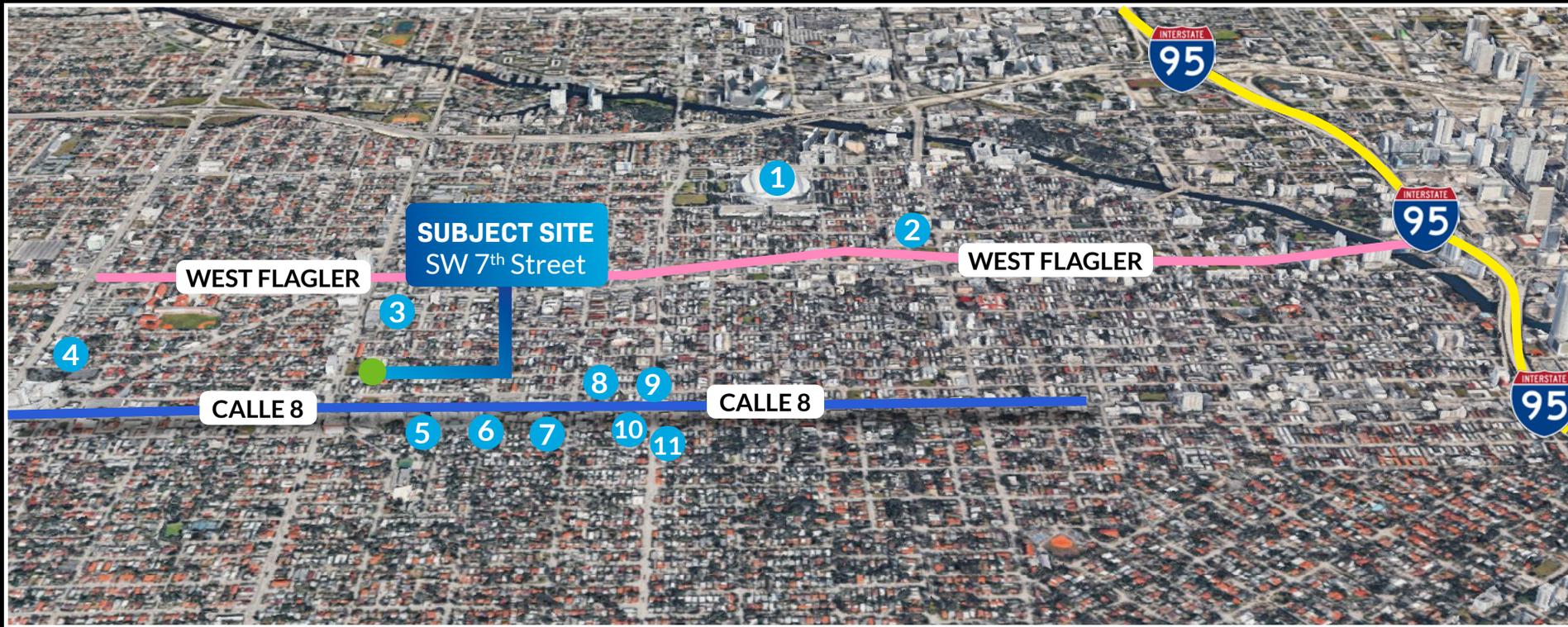
EAST VIEW



WEST VIEW



RETAIL MAP




1 - LoanDepot Park



1 - Sedano's Supermarkets



3 - Publix at Altos Plaza



4 - Miami Dade College Padrón Campus



5 - Wells Fargo Advisors



6 - Presidente Supermarket



7 - Starbucks Coffee Company



8 - Ball & Chain



9 - Cubaocho Museum & Performing Arts Center



10 - Domino Park



11 - La Terraza Little Havana



CALLE OCHO: THE HEART OF MIAMI'S LITTLE HAVANA

Little Havana is not just a neighborhood; it's a cultural destination. With its lively arts scene, colorful festivals, and historic landmarks, it attracts locals and visitors alike. Investing in this area means becoming part of a community that values its heritage and celebrates life to the fullest.

Cultural Tapestry

Little Havana is a microcosm of Cuban heritage and Latin American charm. The neighborhood's colorful streets are adorned with captivating murals, creating an artistic backdrop for daily life. Residents have the privilege of experiencing a unique blend of cultures through music, dance, art, and cuisine.

Culinary Delights

Food enthusiasts rejoice in Little Havana's culinary offerings. From classic Cuban sandwiches to aromatic coffee, the streets are lined with eateries that serve up authentic flavors. Exploring the local food scene becomes an adventure, where every corner offers a new taste sensation.

Festive Spirit

The neighborhood is renowned for its festive nature, celebrating its cultural roots through numerous events and festivals. The annual Calle Ocho Festival transforms the streets into a vibrant parade of music, dance, and colors, uniting the community in an unforgettable fiesta.

Proximity to Downtown

Living in Little Havana doesn't mean sacrificing convenience. Its strategic location puts residents just a stone's throw away from downtown Miami, ensuring access to job opportunities, educational institutions, and urban amenities.



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