

LITTLE RIVER RE-DEVELOPMENT SITE

**350 NE 82ND STREET
MIAMI, FL 33138**

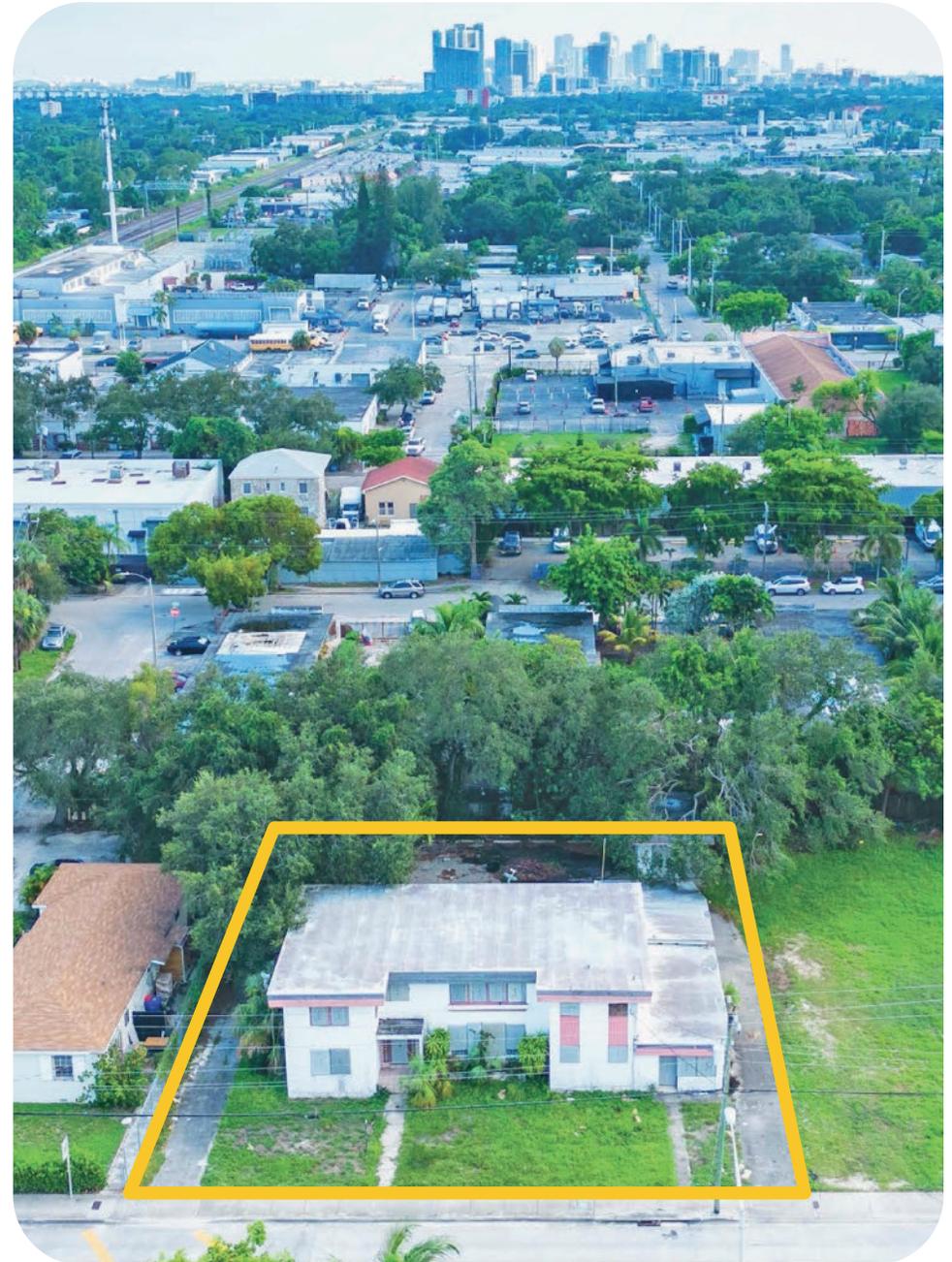
**THE ALPHA
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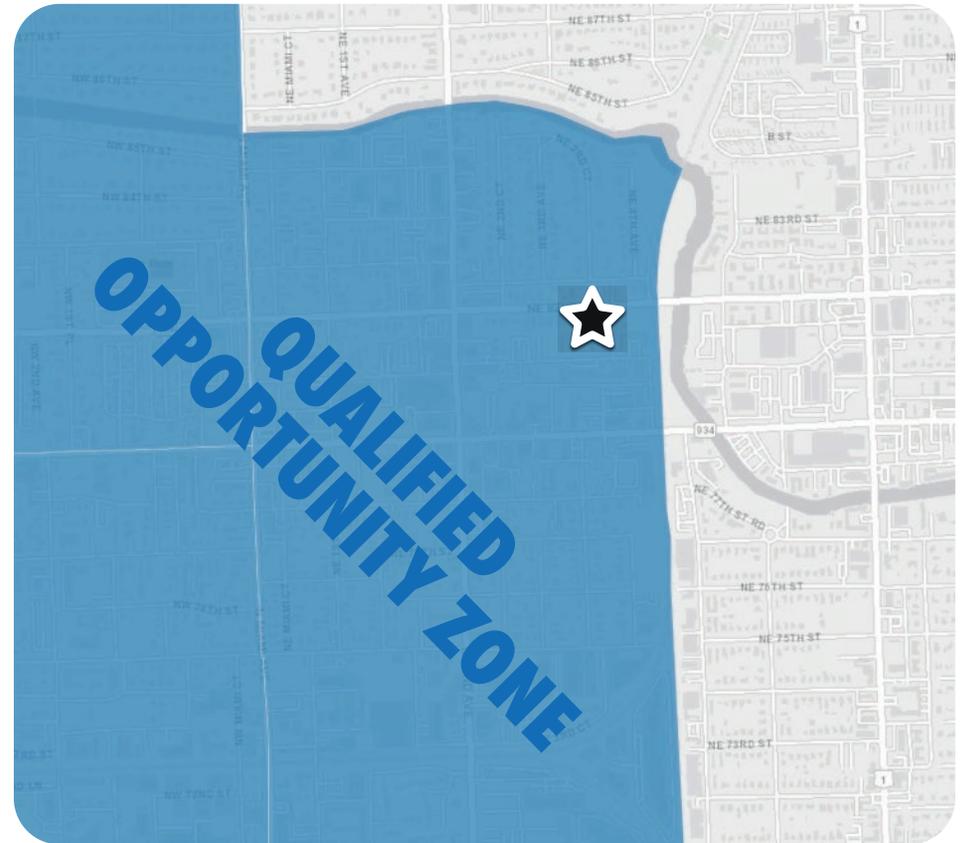
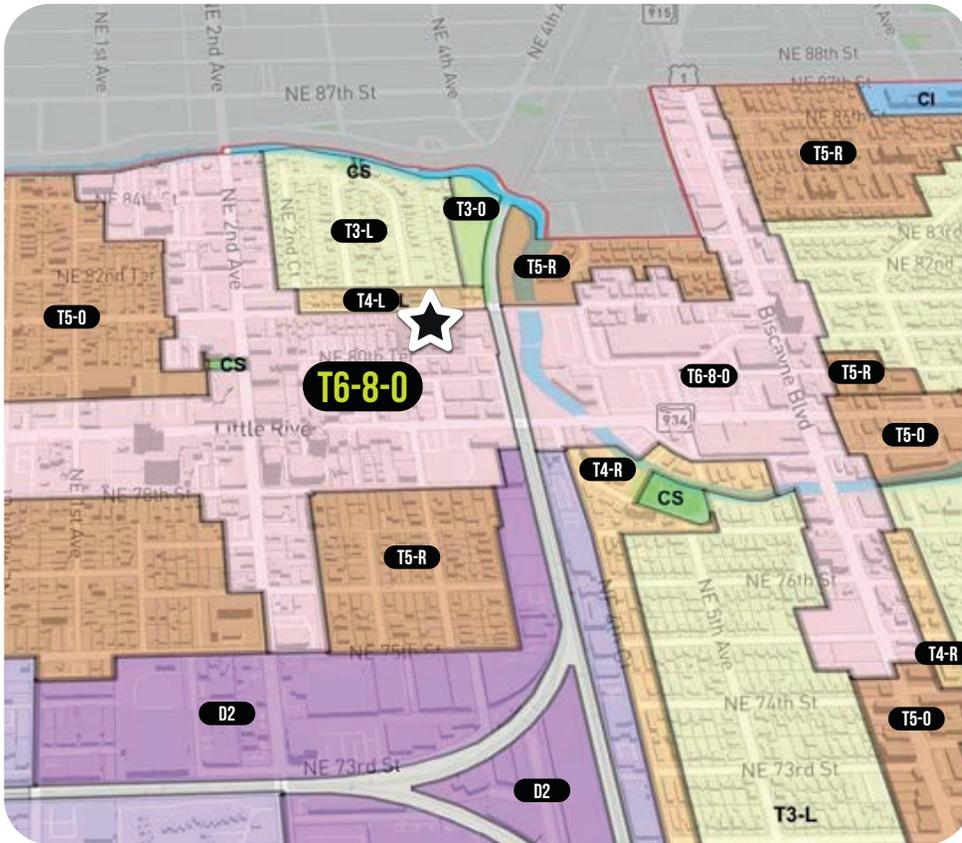
PROPERTY OVERVIEW

350 NE 82ND STREET, MIAMI, FL 33138

Asset Type:	Covered Land / Multi-Family
Total Land Area:	13,983 SF (0.32 acres)
Total Building Area (Existing):	4,884 SF
# of Units (Existing):	10
Zoning:	T6-8-0
Max. Height:	8 Stories
Max. Density:	48 units (150 du/acre)
Max. Buildable Area:	69,915 BSF
Lot Dimensions:	103' X 136' (approx.)
Allowable Uses:	Multi-Family, Retail, Office, Hotel, Mixed-Use & more
Traffic Count:	18,000 AADT (2021)
Asking Price:	\$1,595,000



ZONING MAPS



This future 48-unit boutique re-development site sits at a key point in what can be considered an “underdog” pocket of Little River; despite the area’s zoning for the highest height & density afforded to this portion of the city, it has been relatively untapped by area developers. That’s bound to change, and soon... as Miami’s neighborhood visionaries, builders, and land-bankers hedge their bets on this charmingly gritty, live-work-play district.

Strategically located at the easternmost bounds of a Qualified Opportunity Zone, it’s a “have-your-cake-and-eat-it-too” moment for a developer: priced attainably, walkable to Biscayne Boulevard and shopping, and with convenient easy-in-and-out accessibility to I-95. Residents of the future project would skip the intensity of the parallel NE 79th Street corridor’s traffic without skimping on the dynamic energy that locals love about this neighborhood. Adjacent to the canal and train-tracks, the combination of which are slated and rumored to provide residents new accessibility and entertainment in the coming years, this particular location opens the door to a creative housing concept either from the ground-up or by utilizing the existing 5,000 SF (+/-) infrastructure to bring this site back to life.

PROPERTY PHOTOS



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EAST VIEW

NORTH BAY VILLAGE

2.5 MILES AWAY

MIAMI BEACH

9.5 MILES AWAY



« BISCAYNE BLVD »

« BISCAYNE BLVD »

LITTLE RIVER

« NE 82 ST »

« NE 79 ST »

brightline

« NE 82 ST »



SOUTH VIEW

DOWNTOWN MIAMI

6 MILES AWAY

WYNWOOD

3.5 MILES AWAY



LITTLE RIVER INDUSTRIAL DISTRICT

MAGIC CITY INNOVATION DISTRICT

brightline

« NE 79 ST »

« NE 79 ST »

« NE 79 ST »

« NE 82 ST »

« NE 82 ST »



WEST VIEW



NE 79 ST

NE 82 ST

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BIRD'S EYE VIEW



« NE 82 ST »

« NE 82 ST »

*PROPERTY DIMENSIONS ARE APPROXIMATE

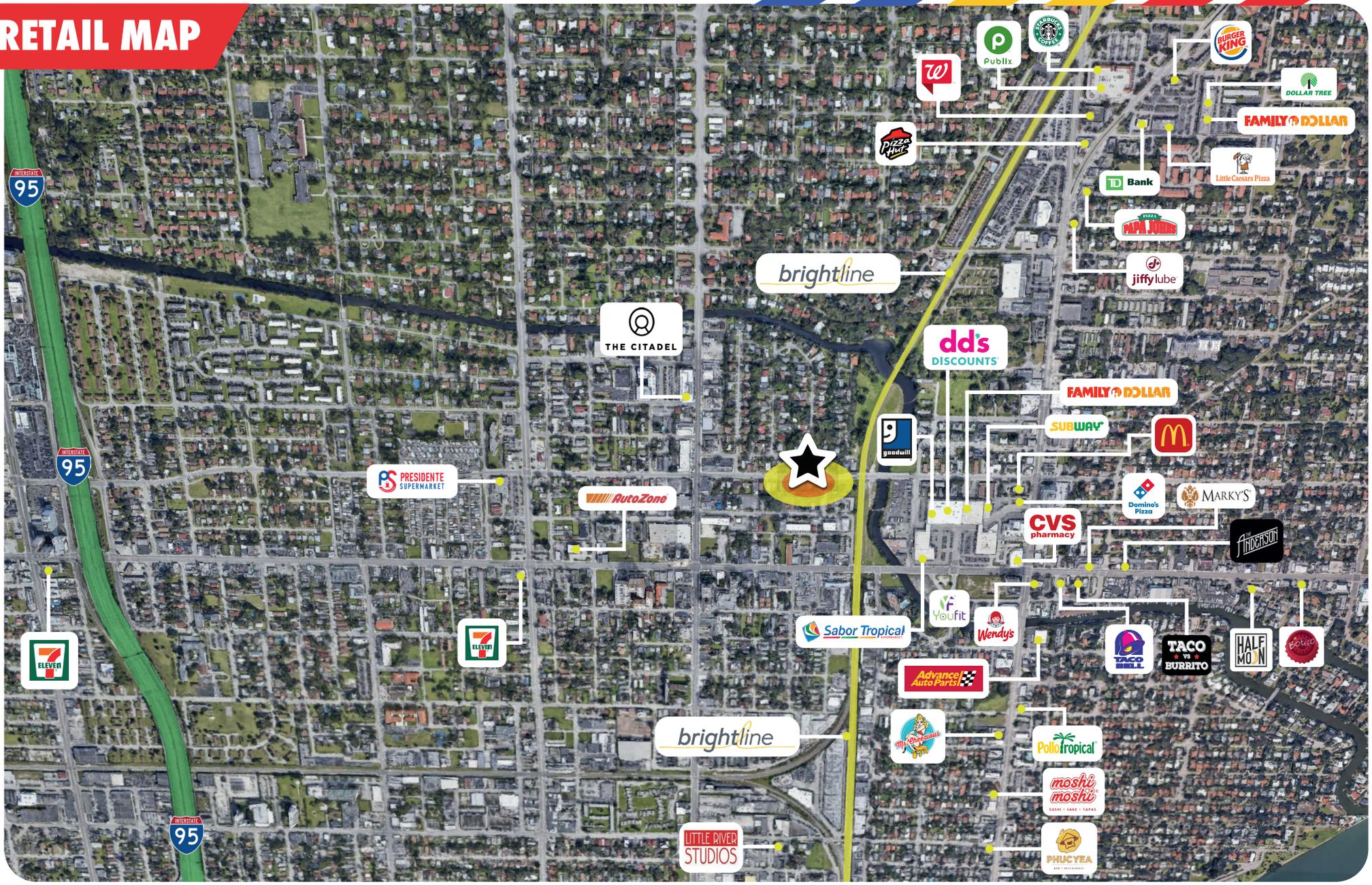
NEIGHBORHOOD MAP



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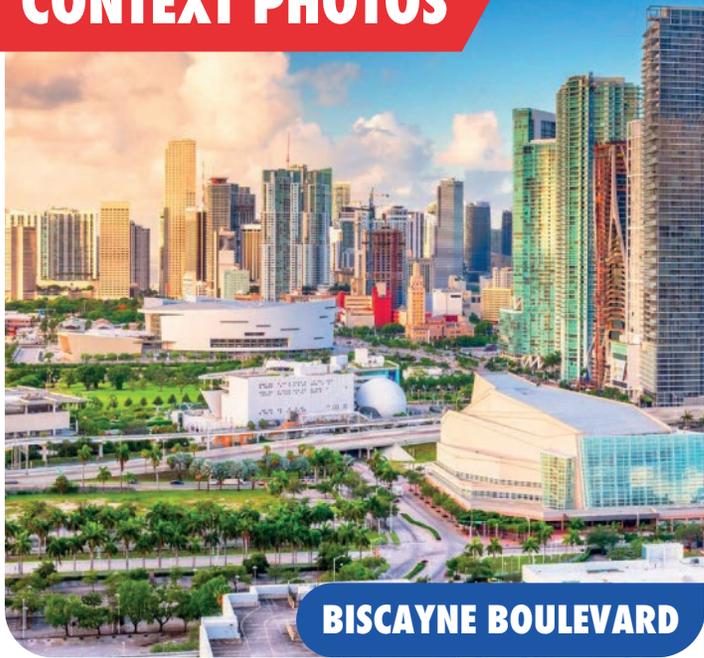
RETAIL MAP



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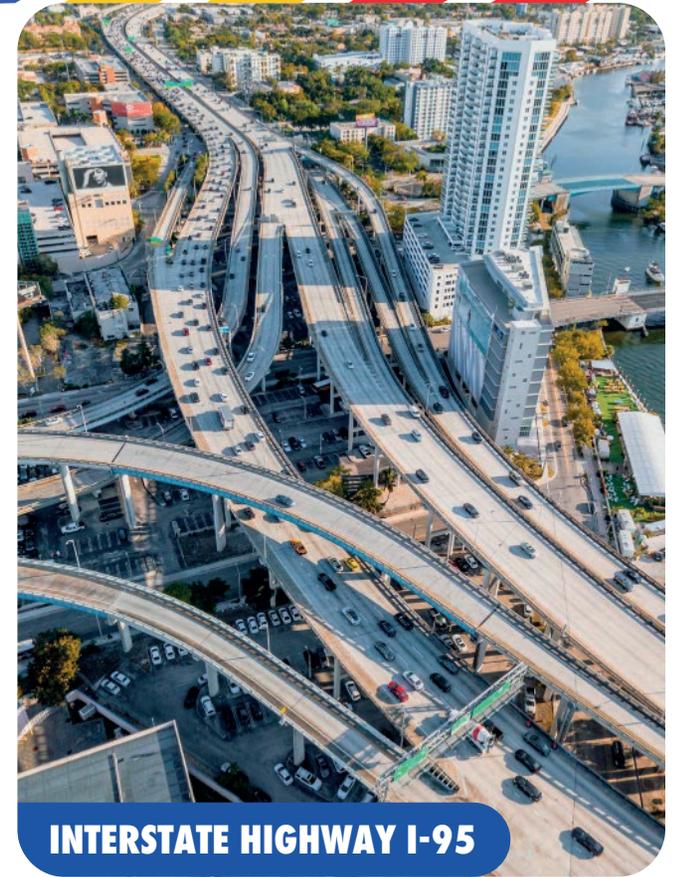
CONTEXT PHOTOS



BISCAYNE BOULEVARD



MAGIC CITY BASECAMP



INTERSTATE HIGHWAY I-95



IRONSIDE



LITTLE RIVER



THE CITADEL



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