

THE ALPHA
COMMERCIAL

EDGEWATER DEVELOPMENT SITE

100-118 NE 21ST STREET
MIAMI, FL 33137

FOR SALE



DEVELOPMENT SPECIALISTS

THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS

375 NE 54th Street, Suite 8
Miami, FL 33137

www.thealphacomm.com

@thealphacommercial

Sporting an unmatched track record of land development sales, The Alpha Commercial's leadership has facilitated over \$100 Million in transaction history for the Edgewater neighborhood alone and is steadfastly committed to shaping the future of its agents and this vibrant community, one parcel at a time.

THE LISTING TEAM

JAMIE ROSE MANISCALCO

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THE ALPHA COMMERCIAL

OFFERING SUMMARY

100-118 NE 21ST STREET
MIAMI, FL 33137

PROPERTY HIGHLIGHTS



Ideally situated for either market-rate mid-rise or Live Local project



Qualified Opportunity Zone (QOZ) Location



Competitively priced in high barrier-to-entry neighborhood



Southern-most location in Edgewater, blocks from both A+E District and Wynwood



Asset Type: Land / Development Site

Lot Size: 28,265 SF (0.65 acres)

Zoning: T6-8-0*

**See next page for bonus development potential*

Max. Density: 97 units (by-right)

Max. Height: 8 stories (by-right)

Allowable Uses: Multi-family, Retail, Office, Mixed-Use, Hotel, Education, Religious

Asking Price: \$8,450,000

DEVELOPMENT POTENTIAL

MAX. ZONING ALLOWANCES

	BY-RIGHT	LIVE LOCAL
DENSITY	97 units (150 du/acre)	648 units (1,000 du/acre)
HEIGHT	8 stories	36 stories
BUILDABLE AREA	141,325 BSF (FAR: 5)	508,770 BSF (FAR: 18)

This chart reflects the site's maximum development potential according to SB-102 Live Local legislation, including Glitch Bill (SB-328) updates pertaining to Floor-to-Area Ratio (FAR) approved June 2024, and is not a reflection of project feasibility. Pricing is based on by-right allowances.

Located well within only a block of a by-right allowance for 36 stories, and within City of Miami where the max. density is 1,000 units per acre, a developer can take advantage of **substantial bonuses** in exchange for a project that meets the 40% AMI threshold for a mixed-income product.

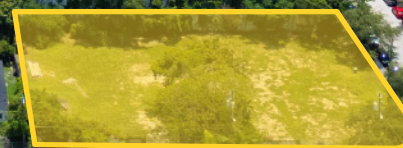


DOWNTOWN MIAMI

ARTS + ENTERTAINMENT DISTRICT

NE 2ND AVE

brightline





WYNWOOD

EDGEWATER

*bright*line

SOUTHWEST VIEW



MARLIN'S PARK

ARTS + ENTERTAINMENT DISTRICT



BIRD'S EYE VIEW

LOT AREA: 28,265 SF (0.65 acres)

145'

NE 20TH TERRACE

200'

NE 21ST STREET

NEIGHBORHOOD MAP





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