

# FOR SALE

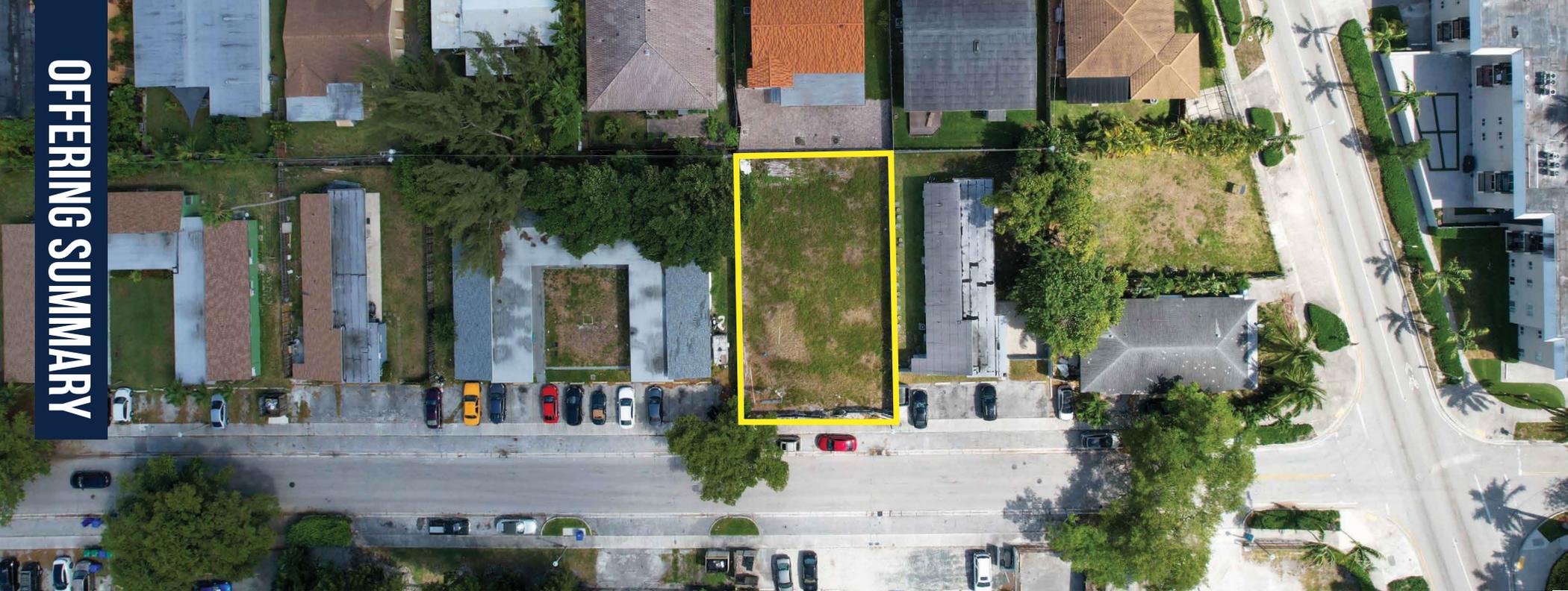
## BOUTIQUE MULTI-FAMILY DEVELOPMENT SITE



**1071 NE 80TH STREET**  
**MIAMI, FL 33138**

**JAMIE ROSE MANISCALCO**  
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# OFFERING SUMMARY



APEX Capital Realty is proud to present the opportunity to acquire a boutique 9-unit multi-family development site located in the residential pocket between the MiMo District, Little River, Miami Shores and North Bay Village.

Only 1.5 blocks from Biscayne Bay to the east and one block from the energetic NE 79th Street commercial corridor to the south, the site would be ideal for a short-term rental themed or market-rate project geared toward an active lifestyle. The area offers future tenants a central hub just off a main transit corridor with a culturally dynamic F&B scene as well as accessibility to outdoor-oriented entertainment such as with paddle board rentals only a short bike ride over to Pelican Harbor Marina.

<b>Lot Size:</b>	6,240 SF (0.14 acres)
<b>Zoning:</b>	T5-R
<b>Max. Height:</b>	5 Stories
<b>Max. Density:</b>	9 units (65 du/acre)
<b>Lot Dimensions:</b>	60' X 104'
<b>Asking Price:</b>	\$625,000

**BIRD'S EYE VIEW**



104'

60'



**NORTH BEACH**

**PELICAN HARBOR MARINA**

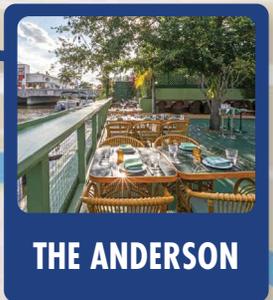
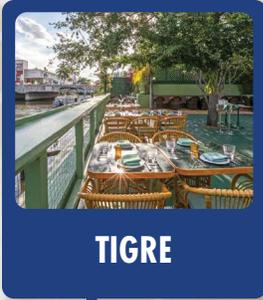
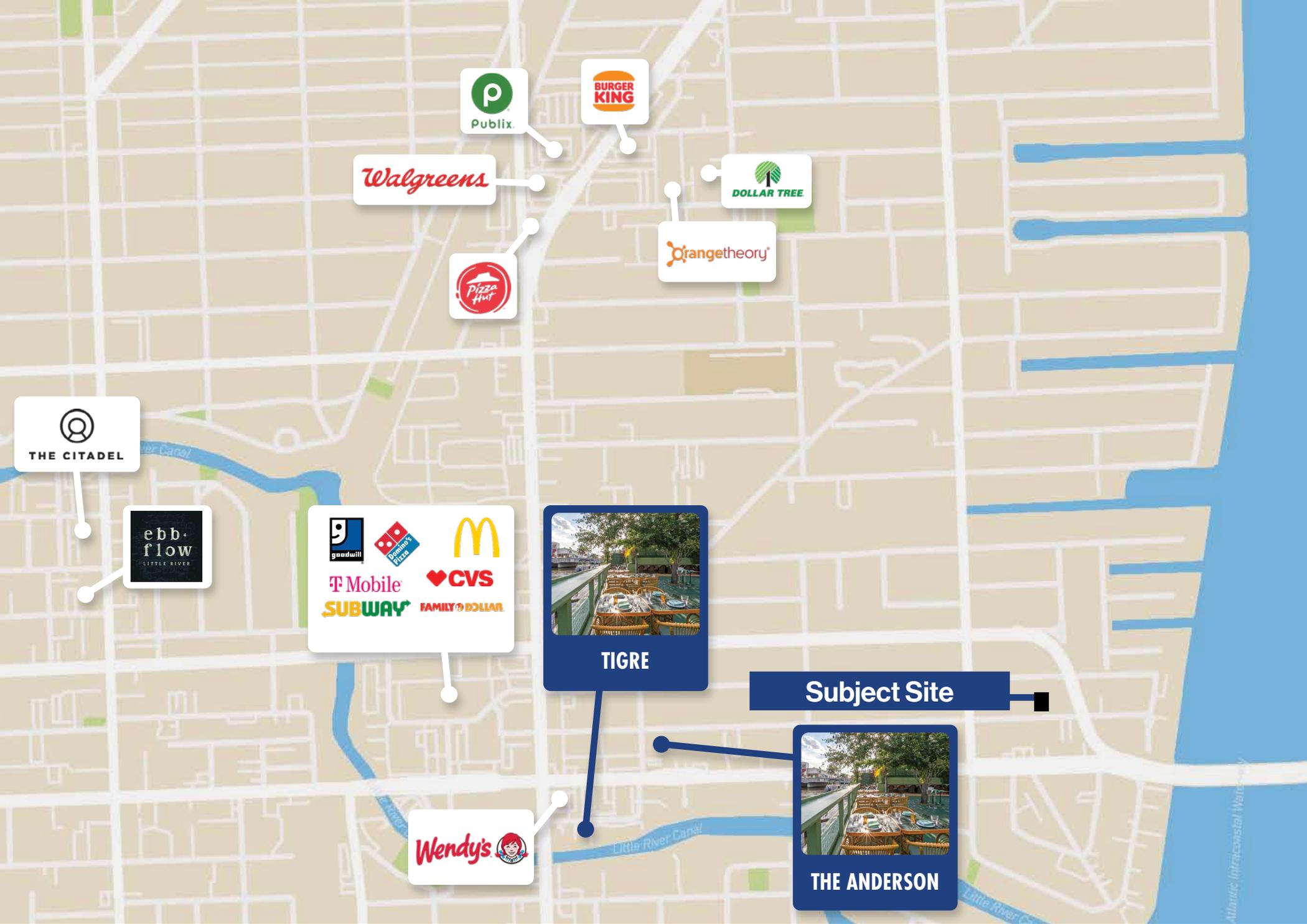
**NE 79TH ST**  
AADT - 40,500

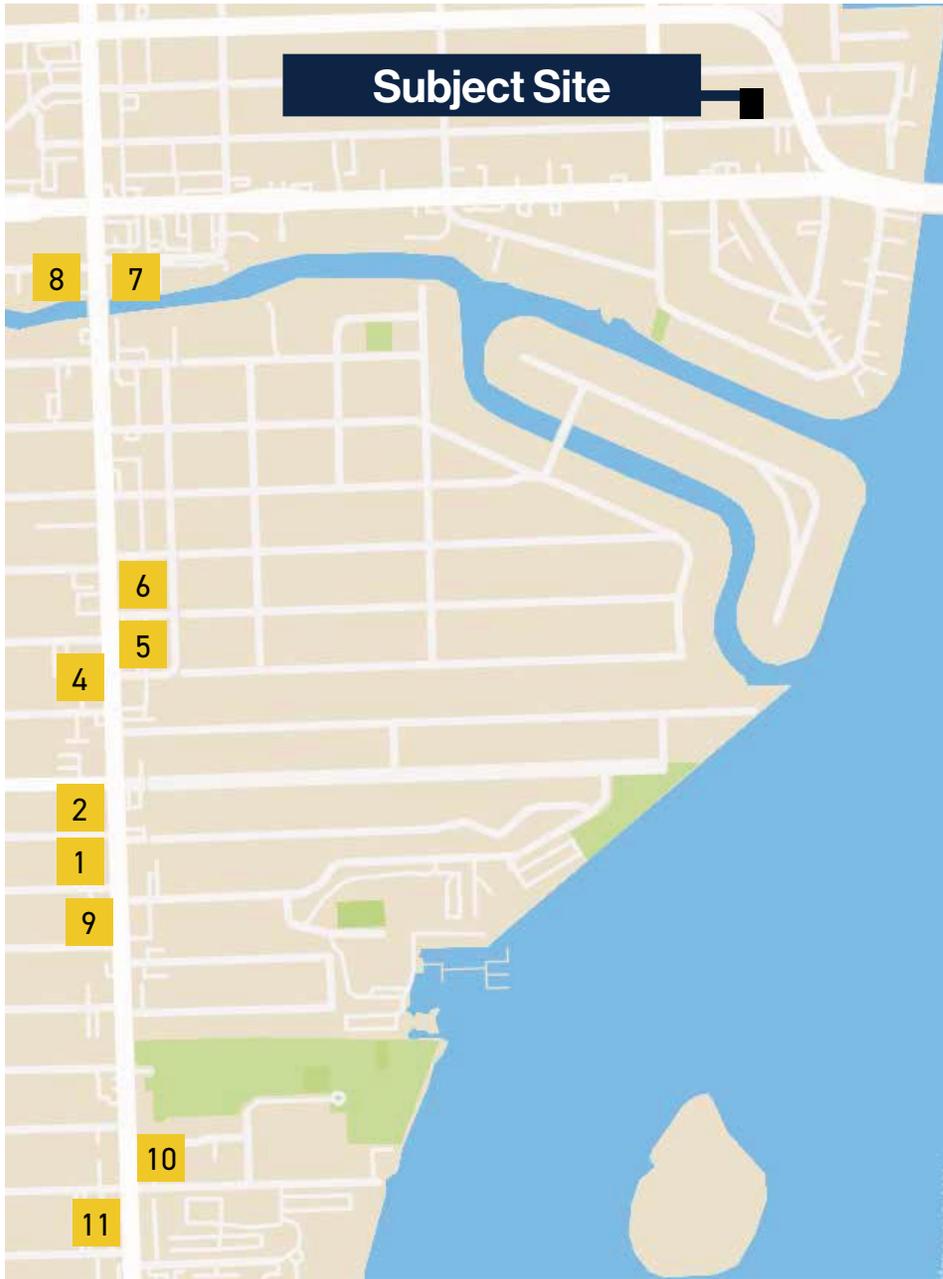
**NE 79TH ST**

**NE 79TH ST**

WEST VIEW







- 1. EL BAGEL

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- 2. DOGMA

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- 2. KARMA CAR WASH

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- 3. PHUC TEA

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- 4. *moshi moshi*<sup>®</sup>

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- 5. *Doggi's*

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- 6. MR. MANDOLIN

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- 6. **VAGABOND**<sup>+</sup>

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- 7. TIGRE

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- 8. CAFE KUSH

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- 8. SELENA GOLD DUST

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- 9. **CHASE** 

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- 10. PANTHER COFFEE

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- 10. 'O Munaciello

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- 11. **STARBUCKS**

**MIAMI SHORES**

**LITTLE RIVER**

**Subject Site**

**NORTH BAY VILLAGE**

**MIMO**



561 NE 79 ST, SUITE 420  
MIAMI FL 33138  
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