



**Highlights**

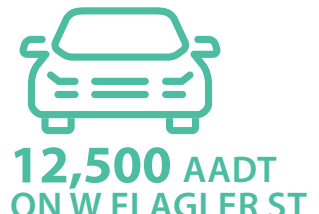
- Located Little Havana and just four blocks south of the Miami Marlins Park, the offering provides an attractive opportunity for a Partial End-User to own two adjacent commercial properties with direct frontage on West Flagler Street (12,500 AADT), within minutes of Greater Downtown Miami.
- The Portfolio is advantageously zoned T6-8-0 which also provides an investor or developer another avenue of additional value creation in the future, with as-of-right zoning allowing for 43 residential units (150 residential units per acre).
- In-place retail and office tenants also provide attractive cash flow to prospective buyers and end-users, with the potential to lease-up additional space and position the Property for stabilization.



**±10,434 RSF**

**2.4 MILES TO  
DOWNTOWN MIAMI**

**T6-8-0  
PROPERTY ZONING**



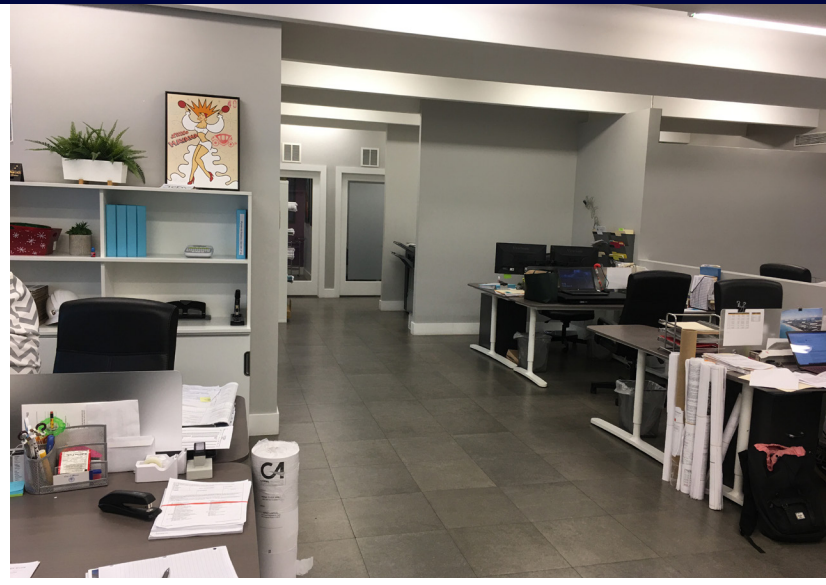
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Highlights (cont.)

- The Little Havana market has excellent connectivity to Miami's major employment centers and is characterized by its vibrant culture.
- Little Havana is experiencing a flurry of activity with a wide variety of retailers attracted to the area, but the neighborhood's walkability and proximity to greater Downtown Miami is also appealing to residential developers and is positioned to fill the demand for affordable housing.



Zoning Overview

T6-8 O Zoning Summary		
		01-4103-012-0110
<b>Zoning</b>	T6-8 O	01-4103-012-0120
<b>Lot Area</b>	5,000 sf minimum	12,544 sf
<b>Lot Width</b>	50 feet minimum	
<b>Floors</b>	8 max (+4 stories max benefit)	
<b>Lot Coverage</b>	80% max	
<b>1 to 8 Stories &amp; Above 8th floor</b>	15,000 sf max floor plate for Residential & Lodging	10,035 sf
	30,000 sf max floor plate for Office and Commercial	
<b>FLR (As of Right)</b>	5	62,720 sf
<b>FLR Bonus</b>	25%	78,400 sf
<b>Frontage at Front Setback</b>	70% minimum	
<b>Open Space Requirement</b>	10% of lot area minimum	1,254 sf
<b>Density (As of Right)</b>	150 units/acre max	43 units





## Map Overview



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