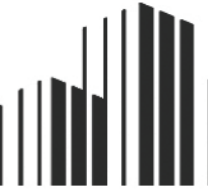


100 NW South River Drive
Miami, Florida, 33128



LAND FOR SALE

Investment Opportunity - Development Project
8 Story - Mixed Use Building with Built-in Parking
ARCHITECTURAL DESIGNS INCLUDED

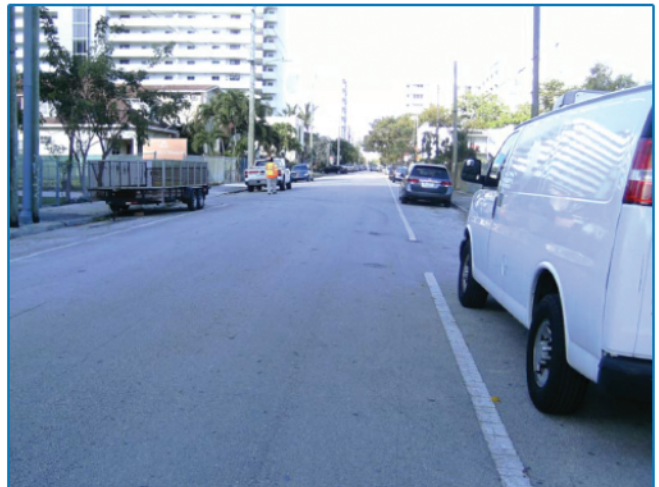


Architectural Rendering



THE MARTINEZ TEAM
COMMERCIAL

100 NW South River Dr.
Miami, Florida, 33128



100 NW South River Drive

Miami, Florida, 33128

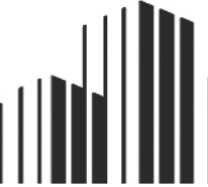


Property is a corner lot at the NW corner of NW 1st Street and NW South River Drive, considered to be a busy traffic artery through the neighborhood. The subject is located one block north of West Flagler Street and has adequate ingress and egress with nearby access to the expressway system of Miami-Dade County. The subject is located less than one mile from the Miami Central Business District (CBD).



THE MARTINEZ TEAM
COMMERCIAL

100 NW South River Dr.
Miami, Florida, 33128



Riverside Residences - Development Project

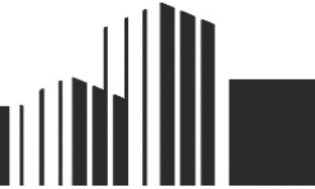
Mixed Used Residential

Architectural Rendering



Proposed development with thirty-six (36) residential units contained in the upper six (6) floors of the building, with one retail unit on the street-level, and one gym area on the second level for the building tenant's use. The residential units consist of eighteen 2 Bedroom/2 Bathroom units and eighteen 1 Bedroom/1 Bathroom units having six (6) units located on each floor with six (6) floor plan layouts for the units. The parking garage is built into the first two (2) levels of the building and contains thirty-three (33) spaces total on both levels. The main level contains a unique design where there are 10 parking spaces equipped with a consumer style car lift allowing for a second vehicle space creating the twenty (20) spaces on the lower level.

100 NW South River Dr.
Miami, Florida, 33128



Unit layouts



UNIT 1
1,465 SQ. FT.



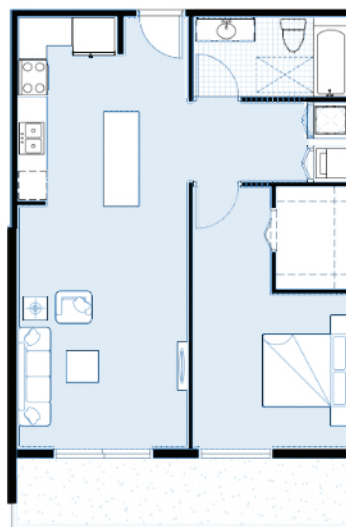
UNIT 2
1,174 SQ. FT.



UNIT 3
705 SQ. FT.



UNIT 4
782 SQ. FT.



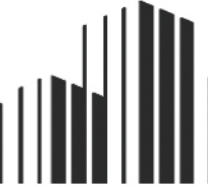
UNIT 5
757 SQ. FT.



UNIT 6
895 SQ. FT.

100 NW South River Dr.

Miami, Florida, 33128



Team Simpkin of Keller Williams & The Martinez Team at KW Commercial are proud to represent the sale of 2 parcels of vacant land in Downtown Miami for a Development Opportunity proposed for an 8 story mixed use building, located just steps away from the Miami River. The land has been platted and project includes complete architectural and engineering plans to build an 8 story residential/retail mixed-use building with built-in parking garage, featuring 36 residential units, a retail unit and a gym. Approvals for structural, electrical, mechanical, fire, environmental and public works are in place. Plumbing is also reviewed and accepted but it is pending on DERM approval. Contact us for more info.

Price: \$2,000,000⁰⁰

Type of Property: Vacant Land

Size: 10,800 SF / 0.248 AC

Folio #s: 01-0200-050-1090 & 01-0200-050-1100

Zoning: T6-8-O, Approved for Riverside Residences



Sam Simpkin - 954.298.2841
email: teamsimpkin@gmail.com



Gus Martinez PA - 954.394.7078
email: gusmartinez@kw.com



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