



### 2 Buildings / 8 Units - Little River

- 100% Occupancy. Rents are Under Market
- Favorable Zoning: T5-R
- Future Redevelopment Opportunity
- Entrance on Two Streets
- Excellent Location in Little River

# 111 NW 76TH ST

Miami, Florida



LOT

16,988FT<sup>2</sup>



REFERENCE NUMBER

A10841328

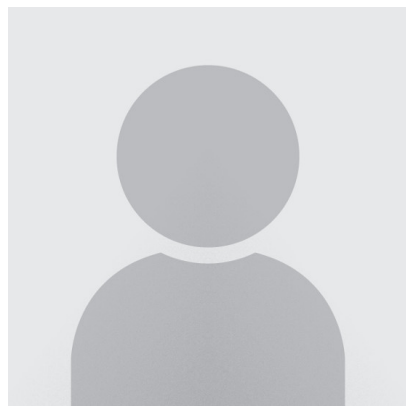
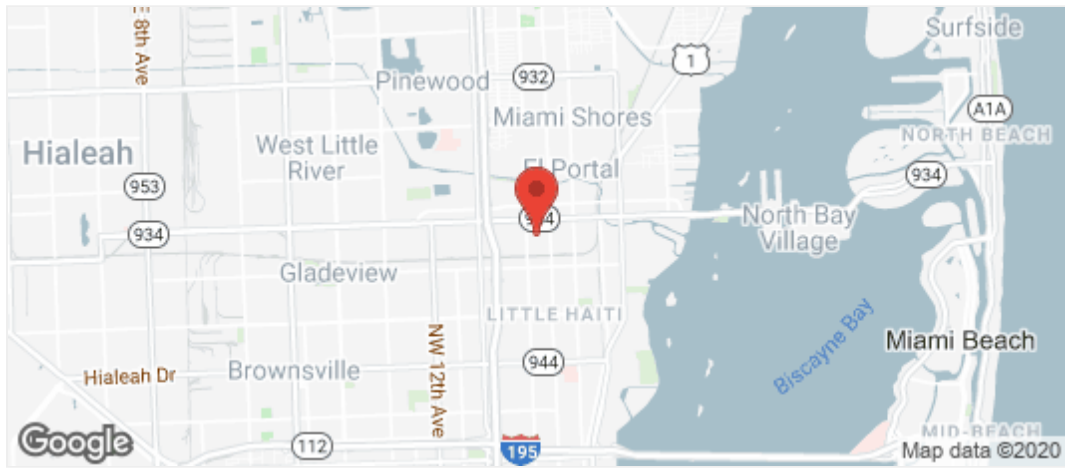
PRICE: USD 1,200,000

## SUMMARY

Amazing investment opportunity in Little Haiti (2 FOLIOS: 111 NW 76 ST AND 110 NW 77 ST). 8 Existing CASH-FLOWING units, 100% Occupancy! Rents are Below Market! 5%+ Cap Rate in a Prime and Growing area w/ possibility to increase significantly. Favorable Zoning: T5-R! Ideal Buy-and-Hold Investment with HUGE UPSIDE for FUTURE REDEVELOPMENT. Build up to 5 stories high & 30 units, do your own research. Property Has Access on 2 Streets. \*\*Located in OPPORTUNITY ZONE: potentially offering significant capital gains tax savings for the buyer. Little Haiti is currently developing the Magic City Innovation District Area: â€¢ Residential â€¢ Commercial â€¢ Art Galleries â€¢ Showrooms â€¢ Offices â€¢ Entertainment Spaces. Once complete it will raise rents &

## AMENITIES

- City/mains water
- Central Business District
- 1-2.5 Acres
- Trash Removal
- 4600



### ANA HERNANDEZ

Keller Williams Eagle Realty

700 N.E. 90 Street - Miami, Florida

anahernandez@kw.com

<https://www.southfloridacommercialpropertysearch.com/pdf-listing/56a0e3fd23d1bc2bc17b94ff/>

LANGUAGES I SPEAK:

English