



# 745 SW 3RD ST

Miami, Florida



LOT



REFERENCE NUMBER

14,810FT<sup>2</sup>

A11292046

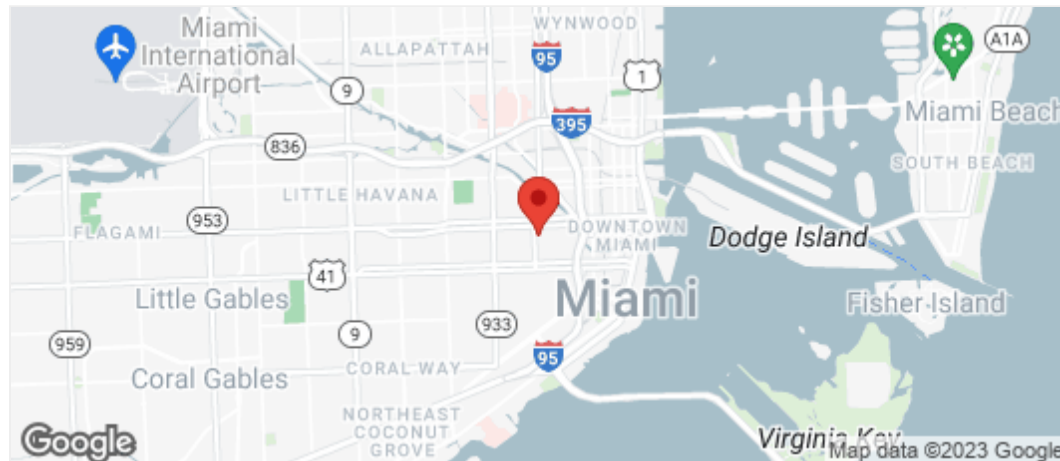
PRICE: USD 1,100,000

## SUMMARY

15,000 Sq. Ft. Multi-Family land within East Little Havana. T4-R Zoning is ideal for this dynamic submarket experiencing economic growth, sub 2% vacancies pushing rental rates higher and demand is ever stronger for mixed-use infill development like this. Density allows for 12 units however city programs exist with mixed-income development that allows for double the density to 24. Phase provides have reviewed and approved for 24: 2 bedroom 1 bath building, concept with 1 parking space per dwelling and flexibility for amenities available. The housing demand is very high driving rents up, take advantage of this inflation proof investment and contact us immediately.

## AMENITIES

- City Location
- City/County Maintained
- Inside Lot
- Internet
- Less Than 1 Acre
- T4-R



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LANGUAGES I SPEAK:

English