



FOR SALE

BUILD-READY CORNER IN AN OPPORTUNITY ZONE

LITTLE RIVER | MIAMI, FL 33150
111 NW 77TH ST & 7722 NW 1 AVE
CONTIGUOUS CORNER ASSEMBLAGE

\$2,300,000

LIST PRICE

20,776 SF

TOTAL LOT SIZE

T5-R

ZONING

31

POTENTIAL BUILDABLE UNITS

FAUSTO COMMERCIAL PRESENTS

A rare contiguous development corner in one of Miami's fastest-moving redevelopment corridors, offered in a single transaction with no assembly risk. Two adjoining parcels under common ownership sit inside a federally designated Opportunity Zone, steps from the FEC rail line and the Northeast SMART transit corridor, minutes to Wynwood, the Design District, and MiMo. Priced below recent area development-site trades, the site rides the momentum of the adjacent \$3B Little River District — 5,700+ residences, new retail, and a planned transit station breaking ground in 2026.

INVESTMENT HIGHLIGHTS

- Federally designated Opportunity Zone with potential tax advantages
- Five-story permitted envelope with unused density to build into
- Adjacent to the \$3B Little River District — 5,700+ homes & new transit
- On the FEC corridor in the Northeast SMART transit line, near Wynwood

ALLOWABLE USES

MULTIFAMILY

TOWNHOMES

OFFICE

LIVE/WORK

RETAIL

RESTAURANT

CO-LIVING

LODGING

MIXED-USE

EXCLUSIVELY LISTED BY



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All information is deemed reliable but not guaranteed. Buyers are advised to independently verify all information.