



FOR SALE
DEVELOPMENT SITE

177-195 NW 62 ST
MIAMI, FL 33150

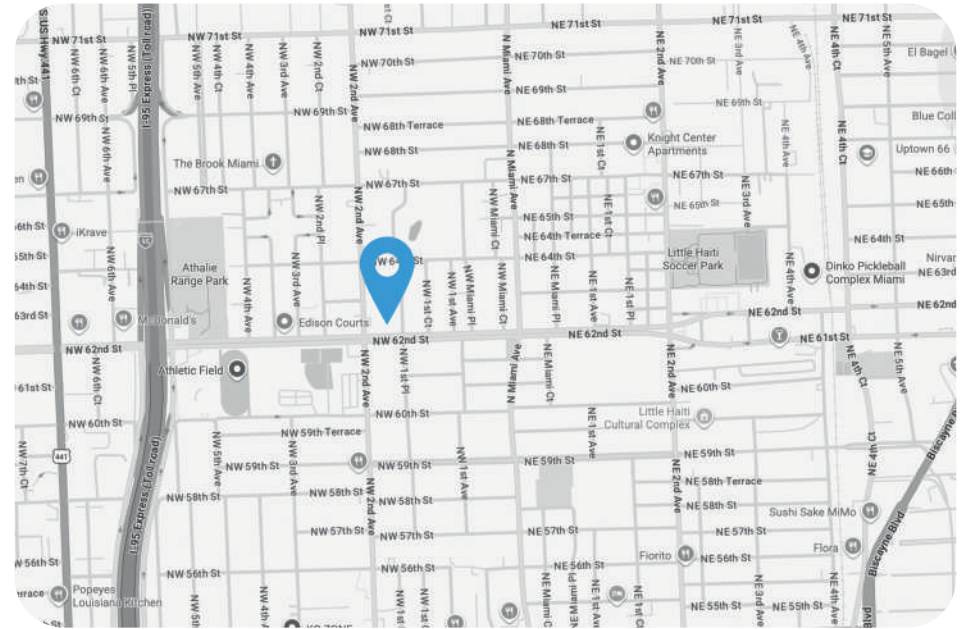
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Executive Summary:

177-195 NW 62 Street presents an infill development opportunity within Miami's Little Haiti / Little River corridor, an area experiencing continued growth and redevelopment driven by its proximity to Wynwood, the Design District, Midtown, and the Upper East Side. The surrounding neighborhood has also seen an influx of new creative, retail, and food & beverage (F&B) concepts, contributing to the area's increasing vibrancy and appeal.

The site benefits from strong connectivity to major thoroughfares including NW 62 Street, I-95, and Biscayne Boulevard, providing convenient access to Downtown Miami, the Design District, Miami Shores, and Miami Beach. Its central location within Miami's urban core supports long-term demand from developers seeking well-located infill development sites.

Overall, the property offers a strategically located opportunity within one of Miami's emerging redevelopment corridors, appealing to investors and developers targeting the continued expansion of the city's urban residential and mixed-use growth.



Offering Summary:

SALES PRICE:	\$1,495,000
TOTAL LOT SIZE:	±16,371
PRICE/SF/LOT:	\$91 SF
ZONING:	T5-O
ASSET TYPE:	Vacant Land / Development Site
SUBMARKET:	Little Haiti

Investment Highlights:

- ▶ ±16,371 SF assemblage across two contiguous folios.
- ▶ Zoned **T5-O**, allowing up to **5 stories by right and up to 8 stories with applicable bonuses**.
- ▶ Located within the **Little Haiti / Little River corridor**, near Wynwood, the Design District, and the Upper East Side.
- ▶ Strong connectivity via **NW 62 Street, Biscayne Boulevard, and I-95**, providing convenient access to Downtown Miami and surrounding employment centers. Situated within an **emerging urban corridor experiencing active redevelopment**, with growing retail, creative, and food & beverage (F&B) presence. Supports **mid-rise residential or mixed-use development** under existing zoning, offering flexibility within a clear entitlement framework
- ▶ Eligible for Florida Live Local Act incentives and located within a designated Opportunity Zone, supporting residential-focused development strategies.

Property Location:

177-195 NW 62 Street is located within Miami's Little Haiti / Little River corridor, a centrally positioned urban area experiencing increasing development momentum as growth continues to extend north from Wynwood, the Design District, Edgewater, and the Upper East Side. The surrounding neighborhood has seen a steady mix of new residential projects, adaptive reuse of existing buildings, and emerging retail and food & beverage concepts that reflect the broader transformation occurring throughout this section of Miami's urban core.

The property benefits from convenient proximity to several of Miami's key districts, including Wynwood, the Design District, Edgewater, and Downtown Miami, while remaining within close reach of Miami Shores and Biscayne Boulevard's commercial corridor. This positioning places the site within an area that continues to attract both residential and creative commercial investment.

Connectivity to major transportation routes, including NW 62 Street, Biscayne Boulevard, and Interstate 95, provides efficient access to Downtown Miami, Miami Beach, and other major employment centers across the metropolitan area. This accessibility supports sustained residential demand and enhances the site's long-term development potential.

With zoning that permits mid-rise residential or mixed-use development and a clear entitlement framework, the property presents a well-located opportunity within one of Miami's evolving urban neighborhoods where redevelopment activity continues to gain momentum.

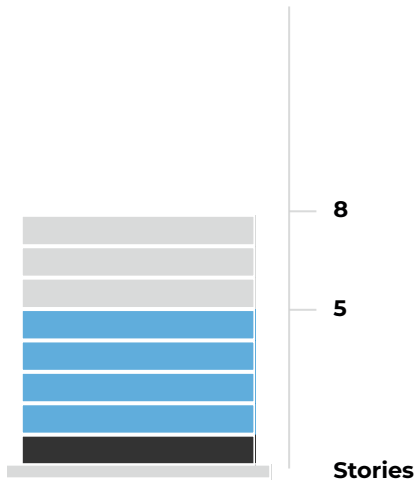


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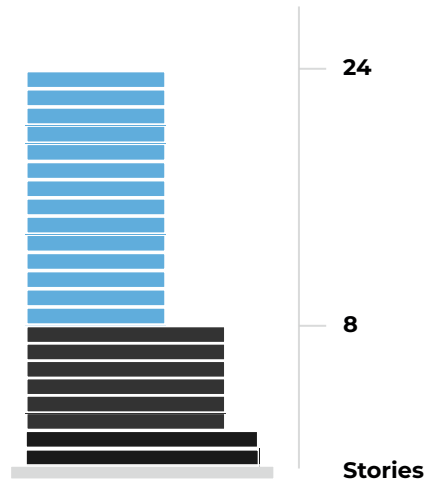
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By-Right Maximum Lot Capacity



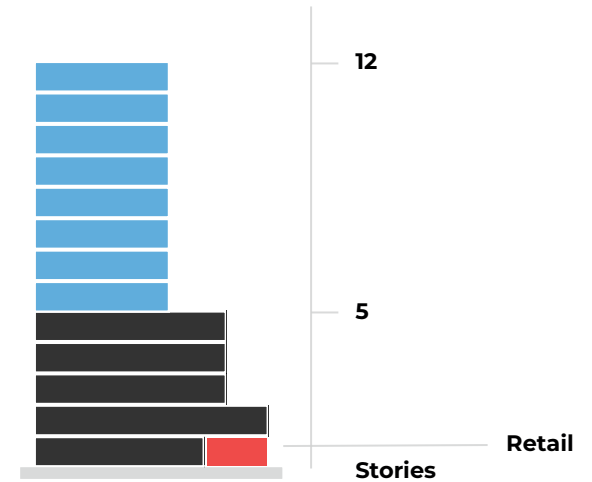
Residential Density:	65 Units / Acre
Dwelling Units Allowed (As of Right):	25 Units
Lot Coverage:	80%
Zoning:	T5-0
Max Building Height:	5 up to 8 Stories
Max Built Area:	70,910 SF
Price / Residential Unit:	\$59,800
Max Hospitality Units:	52 Units
Price per Hospitality Unit:	\$28,750

Live-Local Maximum Lot Capacity



Residential Density:	1,000 Units / Acre
Dwelling Units Allowed (Live-Local):	407 Units
Max Building Height:	24 Stories
Max Built Area:	240,736 SF
Principal Building Max Height (Podium):	8 Stories
Principal Tower Allowed Height:	14 Stories
Max Retail Area:	55,000 SF

Live-Local Feasibility



Residential Units:	96 Units
Total Building Height:	12 Stories
Residential Units Average Size:	540 SF
Residential Height (Stories):	8 Stories
Total Building Area:	127,278 SF
Residential Area Net:	51,840 SF
Commercial Area Net:	3,670 SF
Parking Area:	60,666 SF
Common Space Area:	11,102 SF
Total Parking Required:	163 Spaces
Parking Structure Height:	4-5 Stories

NW 62 ST

BIRDS EYE VIEW



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EAST VIEW

NORTH BAY VILLAGE

MIAMI BEACH

MAGIC CITY

BUENA VISTA

LITTLE RIVER

NW 62 ST

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NORTH VIEW

NORTH MIAMI

AVENTURA

LITTLE RIVER

NW 2 AVE

NW 62 ST

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EAST HIALEAH

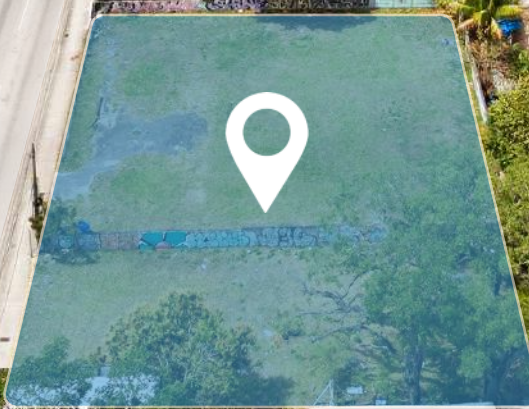
WEST LITTLE RIVER

WEST VIEW



NW 62 ST

NW 2 AVE



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SOUTH VIEW

EDGEWATER

DOWNTOWN

BRICKELL

ALLAPATTAH

MIDTOWN

WYNWOOD

DESIGN DISTRICT

BUENA VISTA

NW 2 AVE

NW 62 ST



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DEVELOPMENT MAP



Proposed
260 NW 79 ST
Little River
Heights
Residential
106 Units
Bay Heights
Capital



Proposed
8038 NE 2 AVE
Live-Local
Project
454 Units
Infinity
Collective &
MVW Partners



Under-Construction
7737 NE 2 AVE
Mixed-use
Project
191 units
CEDARst.



Under-Construction
279 NE 79 ST
Little River Plaza
Live-Local
Project
250 Micro -Units
Healthy Housing
Foundation



Approved
530 NW 73 ST
Mixed Use
Development
Swerdlow
Group & AJ
Capital
Partners



Pre-Construction
183 NE 78 ST
The Alley
50 Jr. Suites
Saxum Int.



Proposed
7500 Biscayne Blvd
Mixed- Use
Project
Avra Jain -
Vagabond
Group



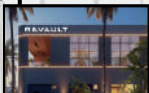
Planned
7880 Biscayne Blvd
79 Biscayne Blvd
Residential
355 units
Santec & B
Developments



Proposed
7500 Biscayne Blvd
Mixed- Use
Project
Avra Jain -
Vagabond
Group



Approved
6161 NW 3 AVE
Mixed Use
Development
Magic City
Innovation
District



Planned
7400 NE Miami Ct
Revault
Luxury car
condos
Newgard
Development



Under-Construction
301 NW 71 ST
Mixed & Adaptive
Re-Use
Development
AJ Capital
Partners & MVW
Partners



Proposed
237 NE 54 ST
House
Residential
320 units
Yacol Capital

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