



FOR SALE

STRATEGIC DEVELOPMENT
SITE WYNWOOD /EDGEWATER
DESIGN DISTRICT /MAGIC CITY
CROSSROADS

BUENA VISTA | MIAMI, FL 33137
5434 NE MIAMI CT
FULLY APPROVED PLANS

\$650,000

PRICED TO SELL

6,750 SF

TOTAL LOT SIZE

T5-O

ZONING

10

POTENTIAL BUILDABLE UNITS



ALLOWABLE USES

MULTIFAMILY

ENTERTAINMENT

RETAIL

RESTAURANT

MEDICAL

HOTEL

FAUSTO COMMERCIAL PRESENTS

Located within a Federal Opportunity Zone, featuring fully approved, shovel-ready plans for a 10-unit project, allowing a developer to bypass the typical 12-18 month entitlement process and accelerate delivery. The property also offers compelling upside through Florida Live Local Act eligibility, creating a clear pathway to 23+ units. A flexible three-tier density framework provides multiple execution strategies:

- 10 units (By-Right) – Immediate development with approved plans in place
- Up to 18 units (Base Case) – Achievable through Public Benefits Trust Fund density bonus
- 23+ units (Upside Scenario) – Via administrative approval under the Live Local Act

As confirmed by the City of Miami transect eligibility map, the site qualifies for Live Local incentives, including a potential 75% property tax exemption on qualifying affordable units. This is a rare opportunity to acquire a site with near-term certainty, meaningful density upside, and significant tax advantages in one of Miami's most active development corridors.

EXCLUSIVELY LISTED BY



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