



INVESTMENTS REALTY

DEVELOPMENT SITE

REDEVELOPMENT OPPORTUNITY - WEST LITTLE HAVANA SUBMARKET

2728 NW 3rd Street, Miami, FL 33125

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ASSET BREAKDOWN

Global Investments Realty is pleased to present a rare opportunity to acquire a property, covered land play, in the heart of West Little Havana, a growing and dynamic neighborhood.

- Well-positioned infill site in central Miami, with convenient access to Downtown Miami, Brickell, Calle Ocho, Miami International Airport, major employment centers, and regional transportation corridors.
- Approximately 0.138 acres with a 50' x 120' lot configuration, providing a compact urban development site with an existing approximately 856 SF structure that can be repositioned or replaced.
- The property is zoned T4-L (General Urban – Limited) under Miami 21. T4-L permits multiple residential formats as well as selected commercial, office, lodging, and neighborhood-oriented uses, providing flexibility for future redevelopment.
- T4-L provides a maximum base density of 36 dwelling units per acre. This represents approximately 5 units of base density, subject to final site-plan review, applicable regulations, and approvals.
- The existing approximately 856 SF single-family structure represents the current use, while the property's greater strategic value may lie in its underlying urban land and zoning. The opportunity is therefore suited to developers and investors seeking land appreciation, redevelopment, or future assemblage potential rather than traditional residential income.

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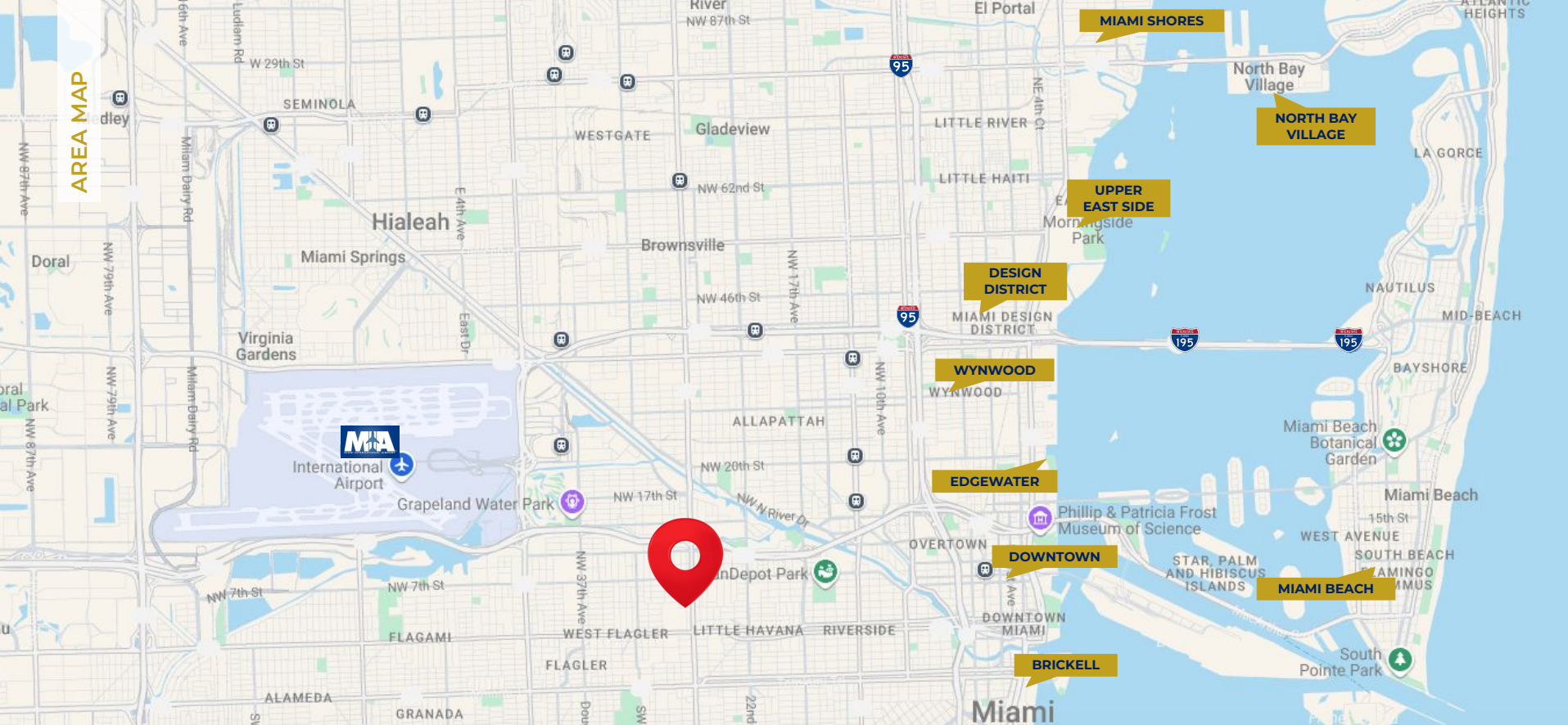
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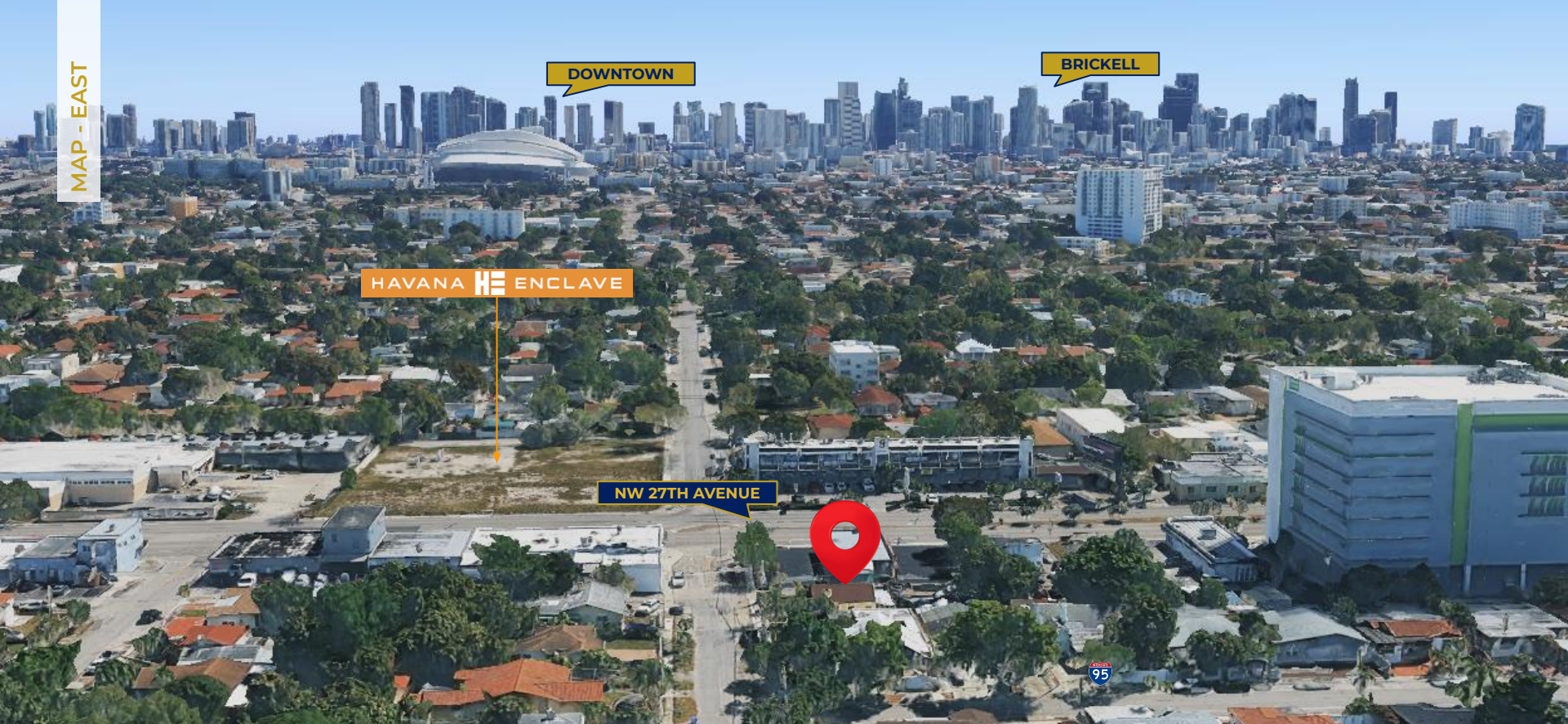


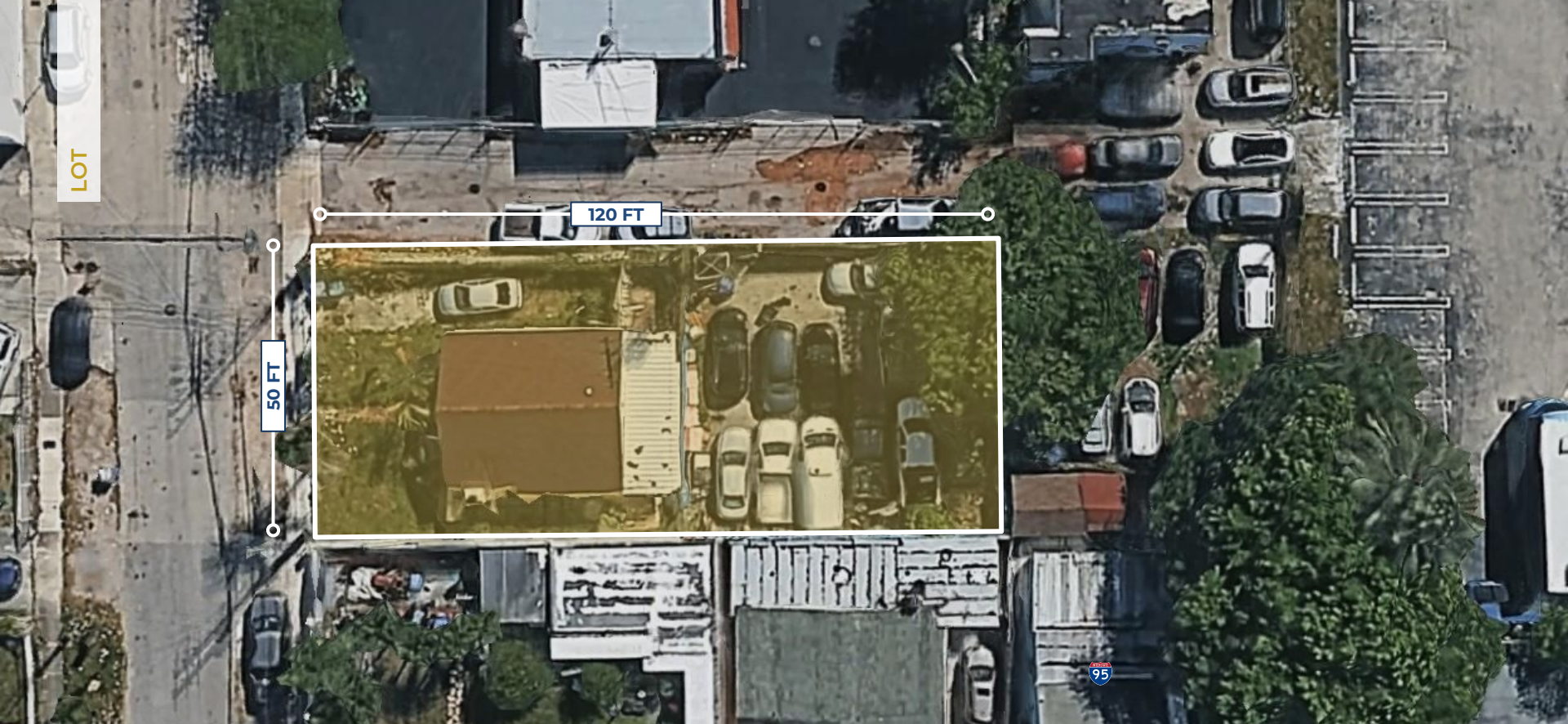
INVESTMENT SUMMARY

Folio:	01-4104-012-1150
Existing Building:	856 SF*
Floors:	1
Living Units:	1
Lot size:	6,000 SF*
Year Built:	1937
Zoning:	T4-L
PRICE:	\$525,000

* According to Property Appraiser - Miami-Dade County







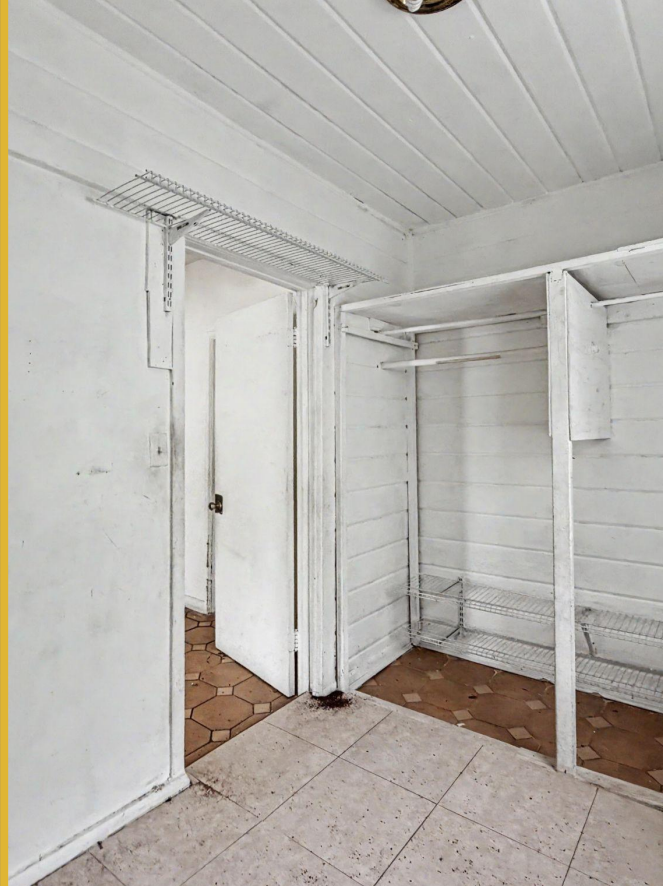
EXTERIOR



INTERIOR



INTERIOR





Havana Enclave at 315 NW 27th Avenue in Miami's West Little Havana

The Astor Companies, led by Henry Torres, has commenced construction on Havana Enclave, a 179-unit residential development planned for 315 NW 27th Avenue on the western edge of Miami's Little Havana neighborhood. Designed by Hamed Rodriguez Architects with BDI Construction serving as general contractor, the project rises on a 1.17-acre parcel with delivery anticipated at the beginning of 2027.

Astor secured a \$36 million construction loan from Ocean Bank to finance the development. The property will offer a mix of studios, one-bedroom, and two-bedroom apartments, along with a full suite of resident amenities. These include a swimming pool, barbecue area, fitness center, business center, meeting room, pet washing station, and children's playroom.

The project site sits on the western edge of Little Havana, providing residents with convenient access to Downtown Miami and Coral Gables, two of the region's largest employment and cultural centers.



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