



136 SW 11TH AVE MIAMI, FL 33130

**NEWLY REDUCED: \$600,000 |
\$120 PER LAND SF**

Exceptional opportunity to acquire a 5,000 SF development site in Little Havana with architectural plans for four three-story townhomes. Each residence is designed with a 3-bedroom/3-bathroom layout and approximately 1,500 SF of A/C space, along with six total parking spaces.

The plans maximize the property's T4-L zoning and feature a thoughtful site design with a pool, deck, landscaped areas, and bicycle storage.

Strategically located just off Flagler Street, approximately three minutes from Brickell and five minutes from I-95, with immediate access to the 836 Dolphin Expressway. The property is also just blocks from LoanDepot Park, placing it within one of Miami's most connected and rapidly evolving urban neighborhoods.

Little Havana continues to experience strong residential demand due to its proximity to Brickell, Downtown Miami, and major transportation corridors—making this an ideal development opportunity for either a sellout or long-term hold strategy.

Rare opportunity to acquire a near-shovel-ready infill project at a newly reduced price



PRICE: \$600,000

Lot Size: 5,000 SF

Zoning: T4-L



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