

Land/boat Docks For Sale

- 21839 SW 118th Ct, Miami, Florida 33170



OFFERING MEMORANDUM
14,999 SF LOT FOR 43 UNIT APARTMENT BUILDING

PARCEL NUMBER: 304919-001-0000 and 304919-001-0040

ZONING: GCUC MC-Center, 90 units/acre, up to 12 stories

LOT DIMENSIONS: - Approximately 107' wide x 150' deep

Location: at the intersection of US1 and SW 118 Ct in Miami Dade County, FL

Allowable uses include multifamily apartments, religious facility, health-care services, general retail/retail service establishment, professional business office, accommodation uses, food/beverage establishment, drive through facilities and more.

Zoning Verification completed confirming 43 units allowed with other Work Force Housing Bonus or 4 Severable Use Right Bonuses. 25 units allowed without bonuses.

No minimum parking requirement

Municipal sewer and water lines are in place

Over 10 new projects in permitting within 1 mile

Existing duplex or rental at \$3,400 per month

No fees included in sale

SALES PRICE \$1,250.00 APPROX 29K/UNIT

OFFERED FOR SALE EXCLUSIVELY BY CH REALTY, INC

Liliana D Perez Frank Perez, PE
Phone: 786-510-9235 Phone: 305-339-9221
Email: lilianaperez38@yahoo.com Email: perczfam5@att.net

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LOCATION SKETCH
21839 AND 218XX SW 118 CT

Basic

Property Type:	Land/boat Docks
Listing Type:	For Sale
Listing ID:	A11274494
Price:	\$1,250,000
Lot Area:	14,999 Sqft

Address

Country:	US
State:	FL
County:	Miami-Dade County
City:	Miami
Zipcode:	33170
Street:	21839 SW 118th Ct
Building Name:	RANDOLPHS ADDN TO GOULDS
Floor Number:	0

Agent



Svetlana Costantini

📞 954-459-5268

✉️ svetlana@costantinirealty.com

✉️ igor@costantinirealty.com