

CHATEAU MAISON DE VILLE

8 TOWNHOMES Inspiron 2, LLC

6535 NW 6 AVE Miami, Florida 33150

Permit Ready Development with 8 folio #'s, 8 planned FP&L & W/S Meters!



OVERVIEW:

Developers seeking a boutique development site, welcomed to “Chateau Maison De Ville” a nearly permit approved 8 unit, 4-story townhome development with 12 parking spaces. Located in an Opportunity Zone & the path of development near Magic City Developments and Little River at 6535 NW 6th Ave, Miami, FL. Within a short distance one may be in Wynwood, the Design District, Magic City, Little River, Miami Shores Downtown or the MIMO District for shopping, dining, entertainment, or business. Site offers an investor a covered land play with the existing updated home leased for income while you hold for development.

OFFERING:

Land and permitted plans/MEPS offered at \$499,000.

TEAM:

The development has been prepared using a team of well-known seasoned professionals in Miami and the City.

ARCHITECT	STRUCTURAL ENG.	CIVIL ENG.	LANDSCAPE ARCH.	MEP ENG.
Urbanica Inc. Hector Hocsman AIA,MBA	SHEZAD WAHEED MR Eng consultants Inc.	Zephyr Engineering Wilford Zephyr, P.E., LEED AP	Jerez Design Group Jessica Jerez	Buchanan P.E. Consulting Inc. Raja Buchanan

HIGHLIGHTS:

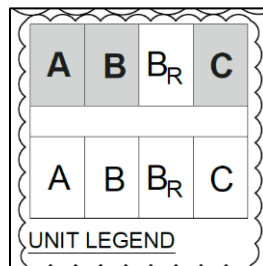
- Permit approved to develop 8 townhomes.
 - Easy potential increase to 12 rental units designed and if desired for flexibility.
 - Meticulously designed for efficiency.
- Double density may be possible if one decides to move forward with their own vision.
- Opportunity Zoned Land.
- Potential assemblage with surrounding properties.
- Covered Land Play with recently renovated home renting under market at \$2,550/month.
 - Lease cancelable with a 60 days' notice from closing.
- Close to Miami's Upper East Side, Miami Shores, Magic City, Little River, Design District & Wynwood.
- 15 – 20 min drive to South Beach & Miami International Airport.
- Last south bound exit at 69th Street heading to South Beach, Brickell/Downtown & Hospital District.

DETAILS & QUICK SUMMARY:

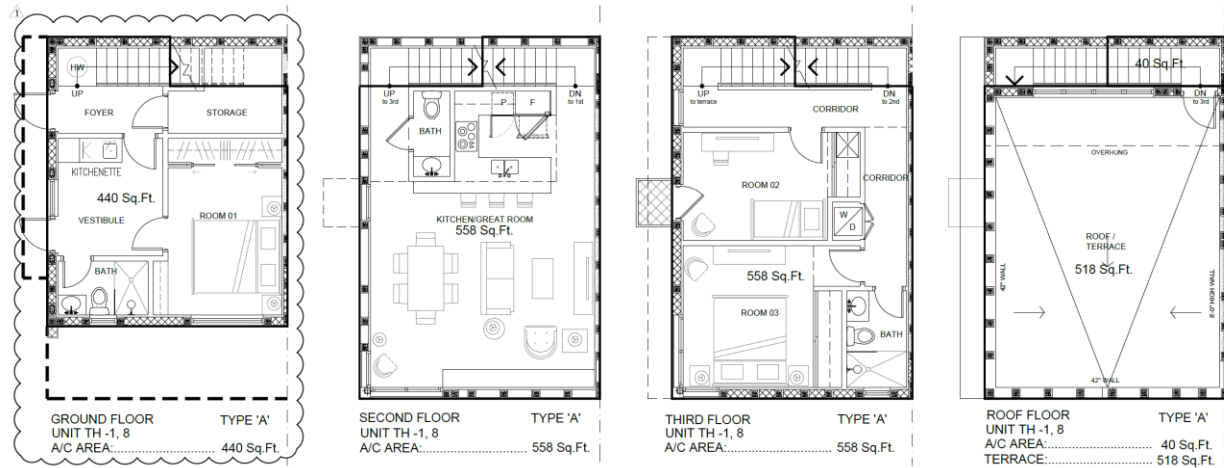
Address:	6535 NW 6 th Ave	Folio #:	01-3113-025-0050
Zoning:	T5-R: Urban	Parking spaces:	12 spaces provided
Units Permitted:	8 per plans	Leasable:	Easy increase to 12 units.
Stories:	4	Roof top use:	Yes
Leasable SF:	10,354 SF	Buildable SF:	12,164 SF
Water lines:	8 inches and adequate	Sewer connection:	In front.

UNIT MIX & SIZES (8 units):

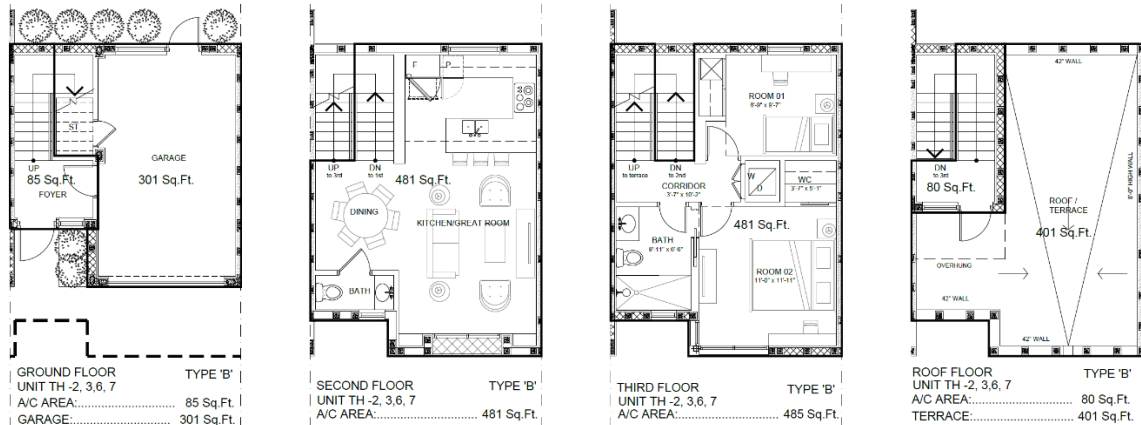
UNIT TYPE RESIDENTIAL	AREA A/C PER UNIT	AREA NO A/C PER UNIT	TOTAL PER UNIT	QT.	TOTAL AREA	TOTAL AREA A/C	TOTAL AREA NON A/C
A	1596 Sq.Ft.	40 Sq.Ft.	1636 Sq.Ft.	2	3272 Sq.Ft.	3192 Sq.Ft.	80 Sq.Ft.
B	1131 Sq.Ft.	301 Sq.Ft.	1432 Sq.Ft.	4	5728 Sq.Ft.	4524 Sq.Ft.	1204 Sq.Ft.
C	1319 Sq.Ft.	263 Sq.Ft.	1582 Sq.Ft.	2	3164 Sq.Ft.	2638 Sq.Ft.	526 Sq.Ft.
TOTAL	4046 Sq.Ft.	604 Sq.Ft.	4650 Sq.Ft.	✓	12164 Sq.Ft.	10354 Sq.Ft.	1810 Sq.Ft.



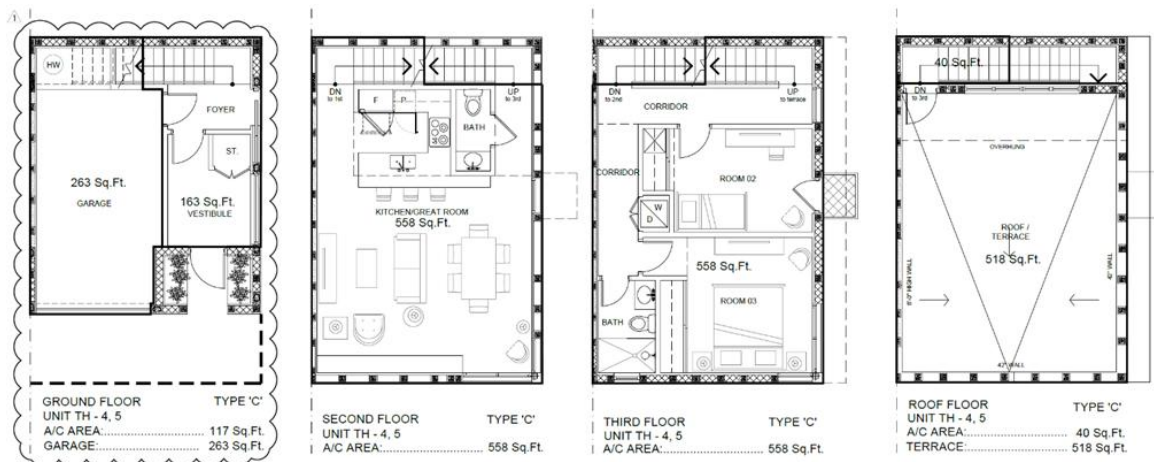
Type A Units: 2 units: 3 Bed – 2.5 Baths



Type B & B-Reverse: 4 units: 2 Bed – 1.5 Baths



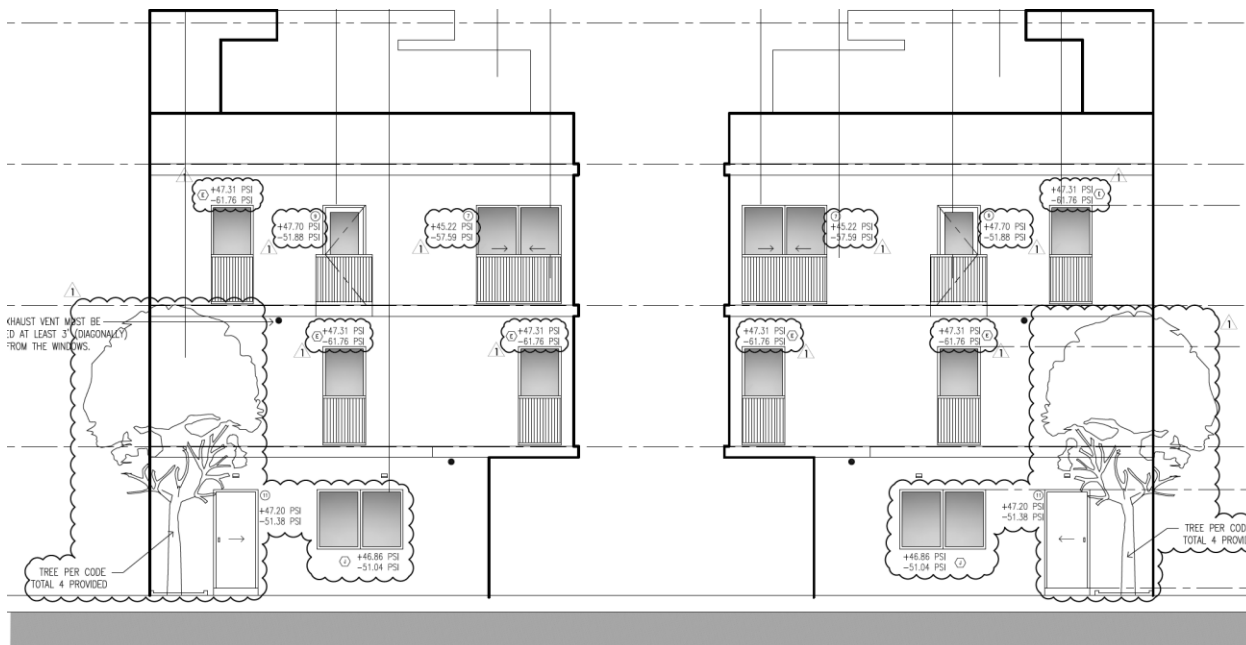
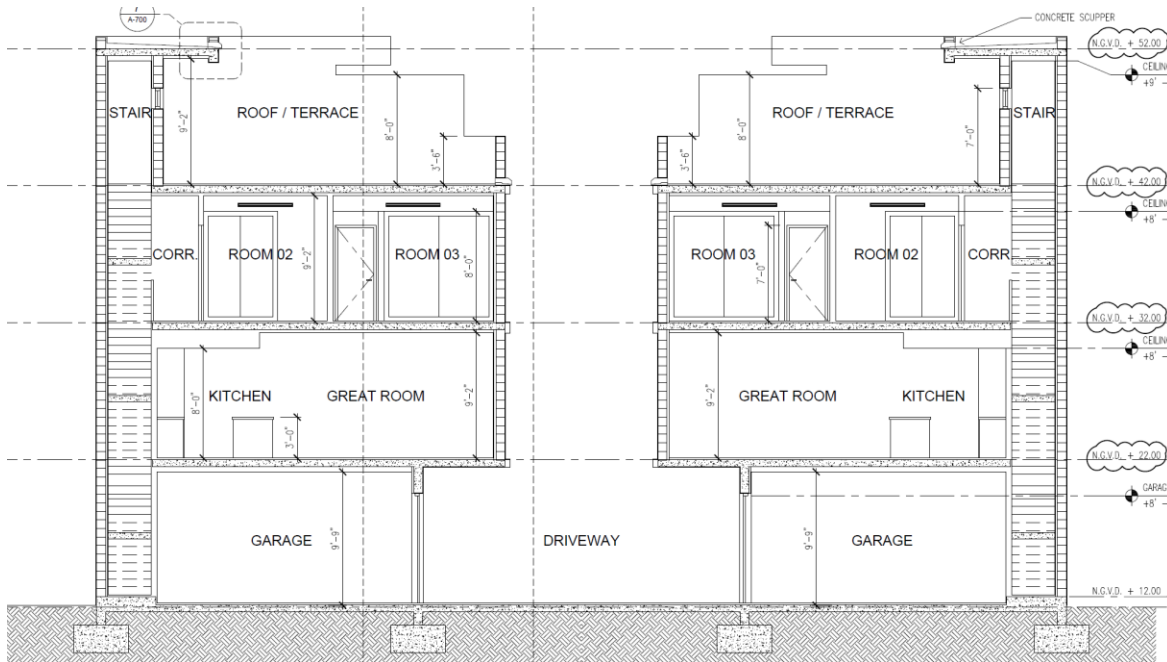
Type C Units: 2 units: 2 Bed – 1.5 Baths



ELEVATION VIEWS:

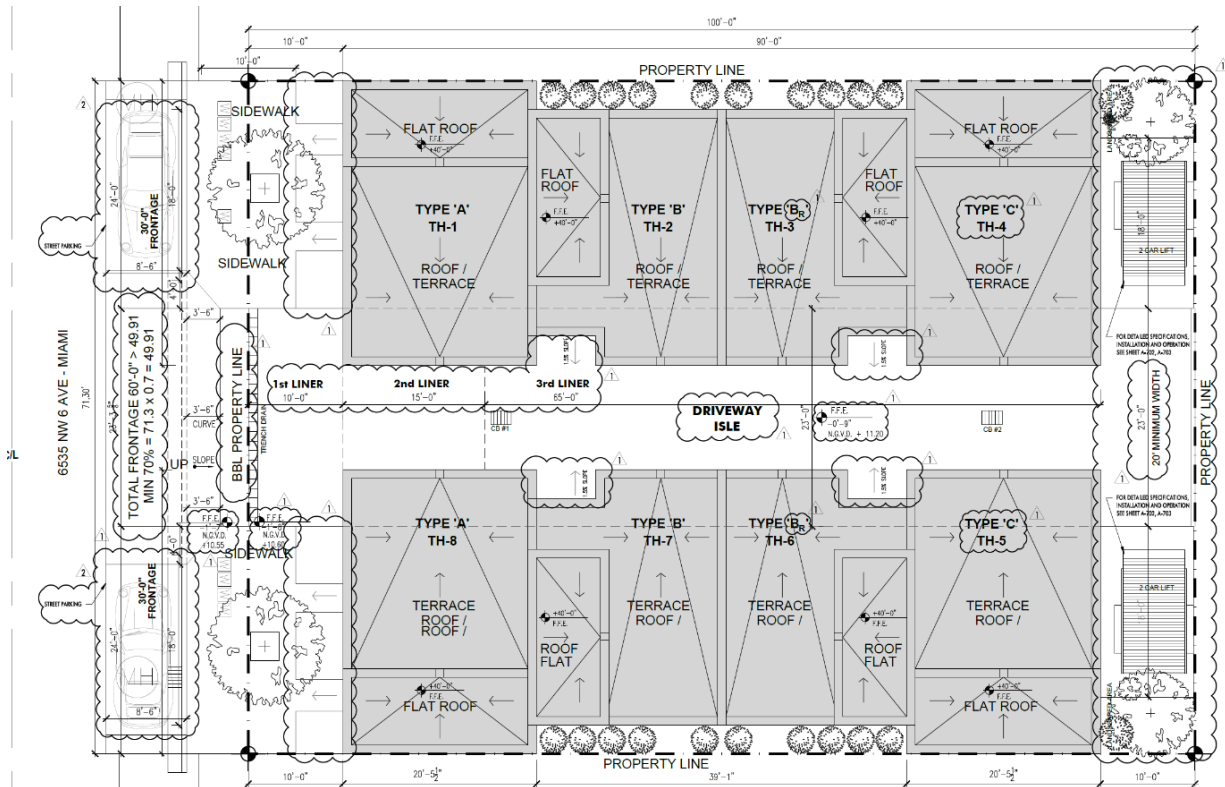
Four (4) stories of living to include roof-top spaces for entertainment. Depending upon the unit style, here is the layout per level:

- Ground level there is either a 1 bed & 1 bath living unit or garage space; depending upon unit style.
- 2nd level is the kitchen, dining & living rooms as well as a ½ bath.
- 3rd level is 2 beds and 1 full bath.
- 4th is the roof top entertainment area.



ROOFTOP ENTERTAINMENT AREAS:

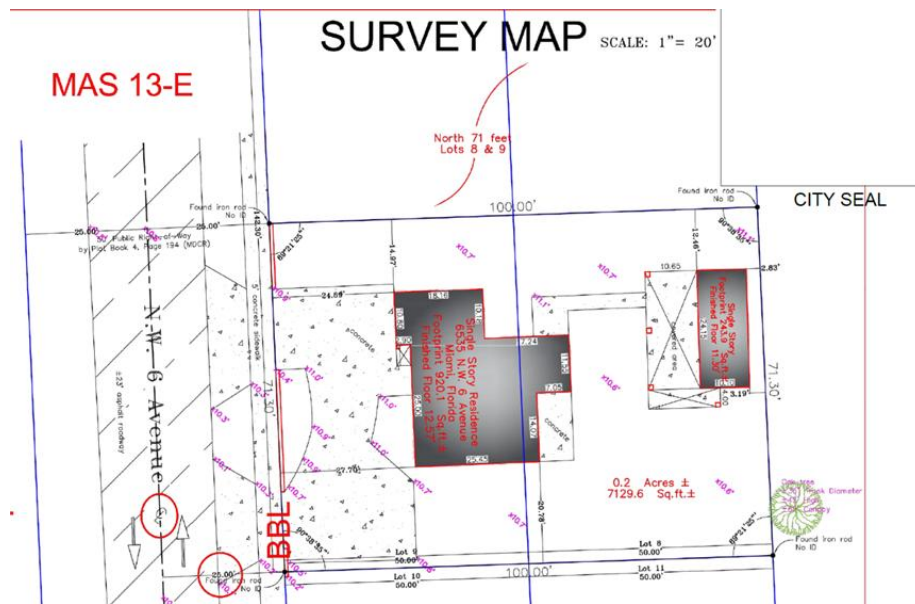
Your townhome living is complete with space on the roof-top to entertain and enjoy vistas, day, sunset or night, of downtown, towards the bay and all of Miami.



Exclusively listed by Brian Carter, P.A. | Douglas Elliman Real Estate | 6535 NW 6th Ave, Miami | Chateau Maison De Ville
Brian.Carter@elliman.com | 305.582.2424

CURRENT IMPROVEMENTS:

Opportunity for a covered land-play. Recently renovated home with tenant in place paying \$2,550/month. Cover expenses while you prepare to develop. Main home and a back structure.



Access & showings only during due diligence and when in contract and with a deposit in escrow.

In the Path of Progress & Upcoming Development:



PATH OF PROGRESS!

Just announced: \$2.6 Billion mixed use development project for 6,000 apartments and big box retail within blocks to "Chateau Maison De Ville" at NW 65th Street; a nearly permit approved 8 townhomes residences.

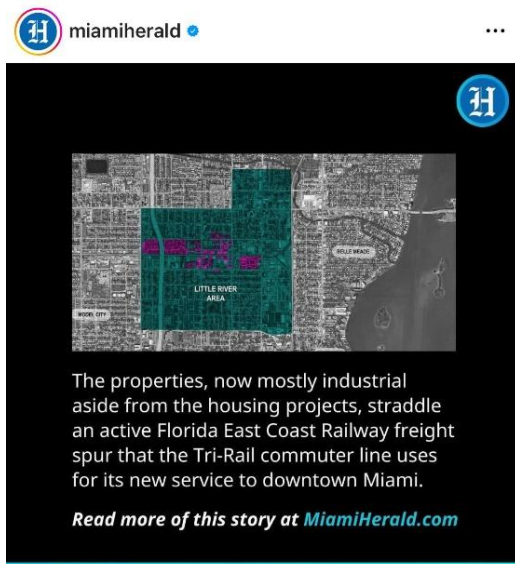
Swerdlow's announcement of this project indicates it runs along NE 71st to NE 73rd Streets just five (5) blocks north of Chateau Maison de Ville. This will bring extraordinary value to rents and resale values going forward.

Miami Herald: 02/11/24: A gargantuan redevelopment proposal by a prominent Miami developer would dramatically reshape a nearly mile-long stretch of the city's Little River & Little Haiti neighborhoods, bringing big-box stores, a new Tri-Rail station and nearly 5,000 affordable and workforce apartments to a hardscrabble area in dire need of new housing and jobs but leery of gentrification.

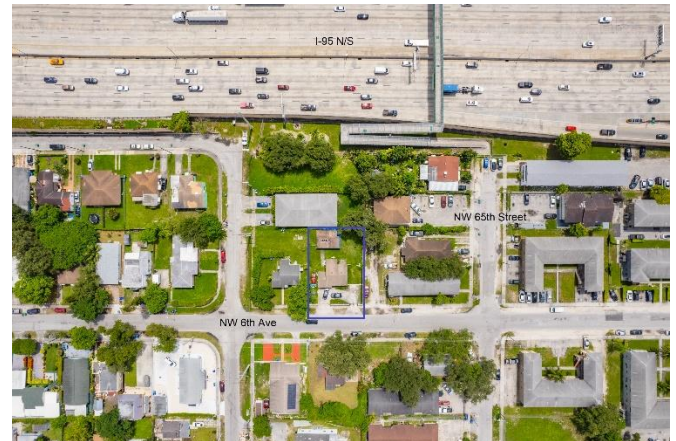
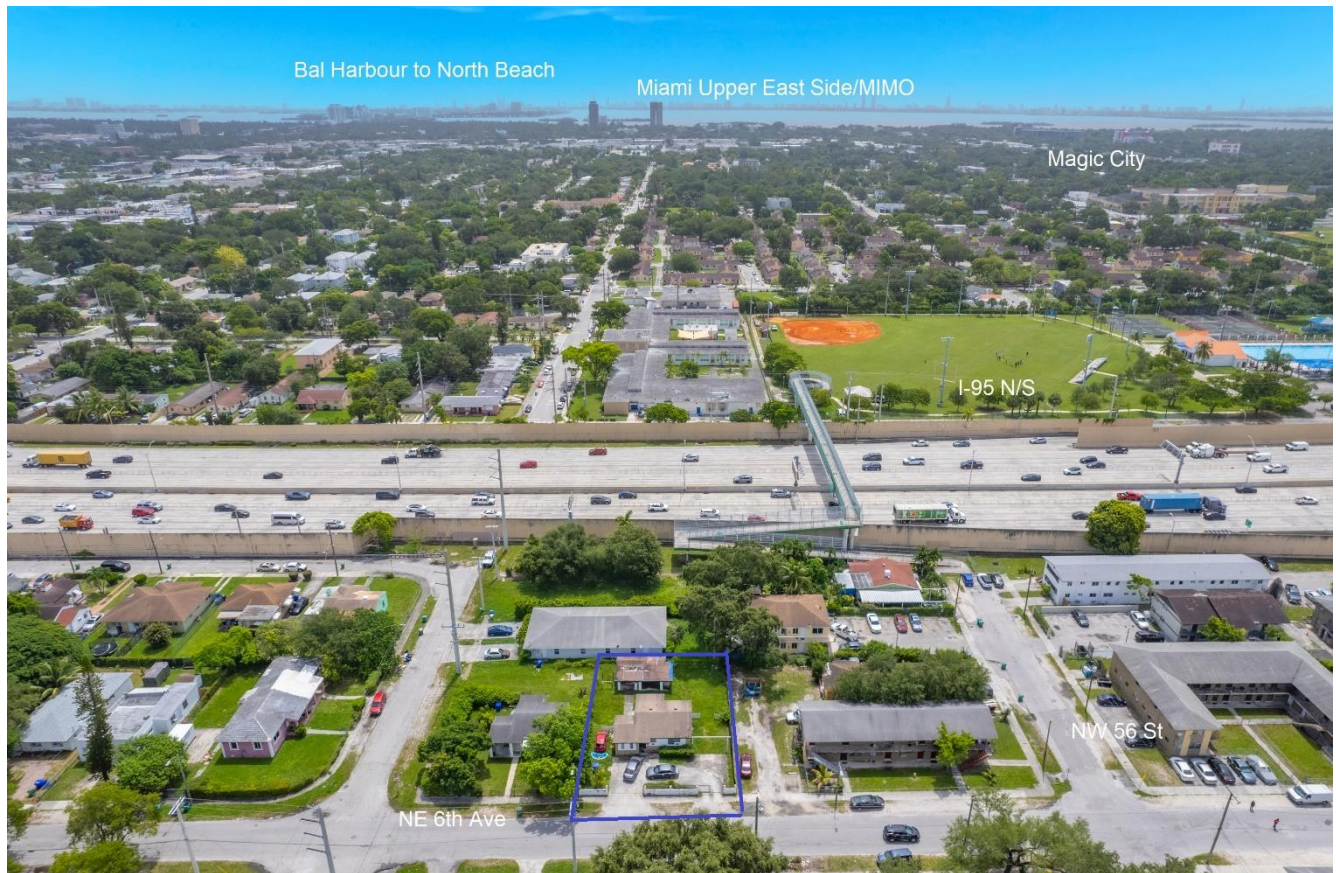
..the plan spearheaded by...Swerdlow Group is aimed squarely at low-income and middle-class Miamians who are now finding it increasingly unaffordable to live in the...the urban core.

Swerdlow submitted the plan to Miami-Dade County in response to a request for proposals to rebuild and expend four of its public housing projects in the neighborhood. But the...plan goes significantly beyond that, encompassing an eye-popping 65 acres of private & public land in total. The \$2.6 billion project, which requires county approval, would be mostly privately financed and take nearly 10 years to finish.

The properties, though not all contiguous, extend in a band two to five city blocks wide that runs roughly from just west of I-95 to NE 2nd Ave....now mostly industrial aside from the housing projects, straddle an active Florida East Coast Railway freight spur that the Tri-Rail ...uses for service to downtown Miami.



Neighborhood & Surrounding Areas of Interest:



For more information, contact:

Brian Carter, PA

Commercial Specialist | Land Sales & Development

Licensed Real Estate Broker-Associate, MBA, CCIM

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