

EXECUTIVE SUMMARY

Bayshore Development Opportunity

8001 NE Bayshore Ct., Miami, FL 33138

TIKTIN
— Real Estate —
INVESTMENT SERVICES



BAYSHORE DEVELOPMENT OPPORTUNITY

8001 NE Bayshore Drive, Miami, FL 33138

OFFERING PRICE

Price	\$3,390,000
Down Payment	100%/\$3,390,000
Lot Size (SF)	12,345 SF
Price/SF - (Land)	\$274.61
Lot Size (Acres)	.28 Acres
Price/Acre	\$12,107,142
Type of Ownership	Fee Simple

SITE DESCRIPTION

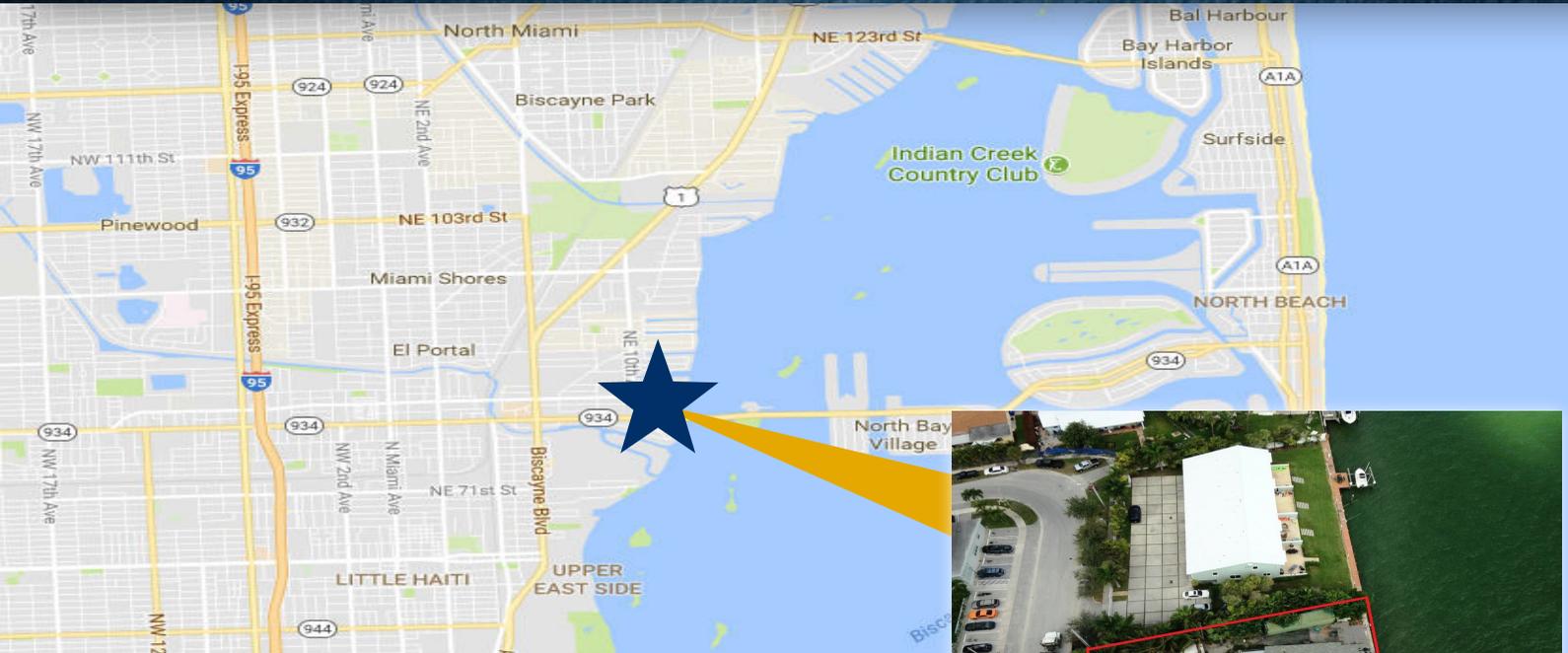
Assessor's Parcel Number	01-3208-011-0030
Zoning	T6-8 L
Taxes	\$63,370
Tax Year	2016

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EXCLUSIVE LISTING

Tiktin Real Estate Investment Services is pleased to present 8001 Bayshore Ct, a waterfront development opportunity. This 12,345 SF lot is very desirable for the broad range of opportunities it offers. The land is under Miami 21 zoning code T6-8L.

This area boasts tremendous demographics with a population in excess of 400,000 people located within a 5 mile radius, and an average household income exceeding \$58,000. Additionally, this building is situated just .9 miles west of Biscayne Blvd (US1), another heavily traveled retail corridor, which experiences traffic counts in excess of 57,000 cars per day.

The highly flexible zoning provides a plethora of development options. The land could be used to develop condos, condo-hotel, multi-family rentals, a boutique or chain hotel, diverse hospitality offerings, gastronomy, mixed-use retail, and corporate space, among other uses. The location on Biscayne Bay provides open water access without fixed bridges (subject to approval). A potential condo building could provide boat slips for sale, for rent or for temporary dockage.

This opportunity is located in a high-density neighborhood with a growing local community. The Upper Eastside is Miami's most in-demand neighborhood for renters. The pace of development in the neighborhood is some of the strongest in the city with growing upside potential for developers.



Investment Highlights

- Located Within The Densely Populated Miami Sub-Market
- Rare Waterfront Opportunity
- Spectacular Wide Bay Views
- T6-8L Zoning
- Easy access from 79th Street Corridor
- Flexible use for Condominium, Condo-Hotel or Residential

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