

RESIDENTIAL COVERED LAND PLAY

CAMPOS  
COMMERCIAL  
REAL ESTATE

Redevelopment Opportunity

NW 33RD AVE

NW 45TH ST

NW 46TH ST

1

2

3

29,445 SQFT

\$1,950,000

4501 NW 33<sup>RD</sup> AVE, ST MIAMI, FL 33142



**Lot Size:** 29,445 SqFt.



**Building size:** 4,799 SqFt.



**Zoning:** RU-1



**Price per Sqft land:** \$66



**Opportunity Zone**



**Portfolio:** 3 Single-Family Homes  
on One Folio:

- 1 x 5-Bedroom, 4-Bath
- 1 x 3-Bedroom, 2-Bath
- 1 x 2-Bedroom, 1-Bath



**One block from Hialeah**



1



**5 BEDS - 4 BATHS**

2



**3 BEDS - 2 BATHS**

3



**2 BEDS - 1 BATHS**





**HIALEAH**

**BROWNSVILLE**

**SE 8<sup>TH</sup> ST**

**NW 46<sup>TH</sup> ST**

**MIAMI  
SPRINGS**

**OKEECHOBEE RD**



**MIAMI  
INTERNATIONAL  
AIRPORT**



**BROWNSVILLE**



**NW 46<sup>TH</sup> ST**

**HIALEAH**

**SE 8<sup>TH</sup> ST**



# Executive Summary

Campos Commercial Real Estate is pleased to present a unique opportunity to acquire a **three-property single-family portfolio**, all under one folio, located in a desirable residential area.

This portfolio consists of:

- **One (1) 5-Bedroom / 4-Bathroom Single-Family Home**
- **One (1) 3-Bedroom / 2-Bathroom Single-Family Home**
- **One (1) 2-Bedroom / 1-Bathroom Single-Family Home**

This investment offers diversified rental income streams within a single parcel, simplifying management and maximizing operational efficiency. With strong rental demand in the area and multiple unit configurations, the portfolio provides an excellent opportunity for stable cash flow, long-term appreciation, or redevelopment potential.

## CONTACT:

For further information or to request a site tour:

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## **Disclaimer**

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All prospective purchasers, developers, and agents are solely responsible for conducting their own due diligence, which should include, but is not limited to: verification of zoning and land use regulations, entitlement processes, building code compliance, construction and operating costs, market conditions, financial feasibility, and development timelines.

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