

LITTLE HAVANA, MIAMI, FL

VACANT  
LAND



1661 SW 9<sup>TH</sup> ST MIAMI, FL 33135



Lot Size: **5,900 SqFt.**



Zoning: **T4-R-GENERAL URBAN ZONE**



Price per/SF: **\$115**



Build: **Duplex / Triplex**



Allowed Uses:

- **Single Family**
- **Duplex / Triplex**
- **Home Office**
- **Airbnb**



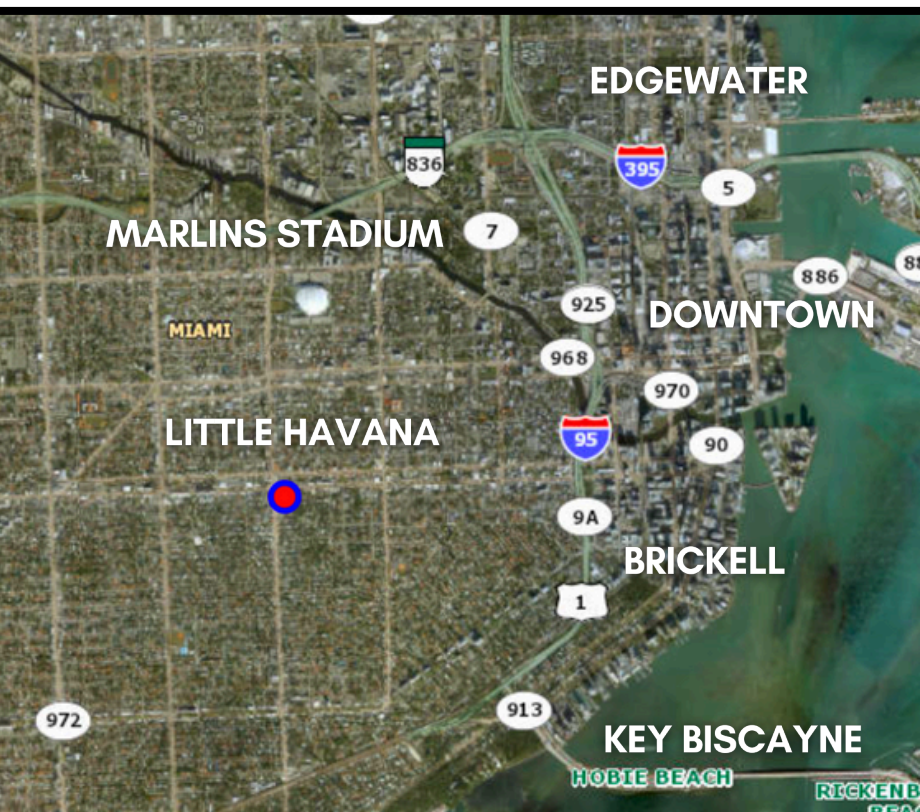
Height: **3 stories**



Location: **Directly behind Calle Ocho**



Price: **\$680,000**



## Prime Development Opportunity Near Booming Calle Ocho | Zoned T4-R | \$700K Land Value

Located just steps from the heart of **Calle Ocho**, this 5,900sqft lot offers a rare opportunity to build in one of Miami's most culturally rich and rapidly developing neighborhoods. Zoned **T4-R (General Urban - Residential)**, the property allows for **single-family, duplex, or small multifamily construction**, with potential for up to **3 stories and multiple income-producing units**.

Surrounded by **new developments, luxury townhomes, and boutique multifamily projects**, the area is undergoing a major transformation — fueled by private and public investment into Little Havana and the **Calle Ocho commercial corridor**, just one block away.

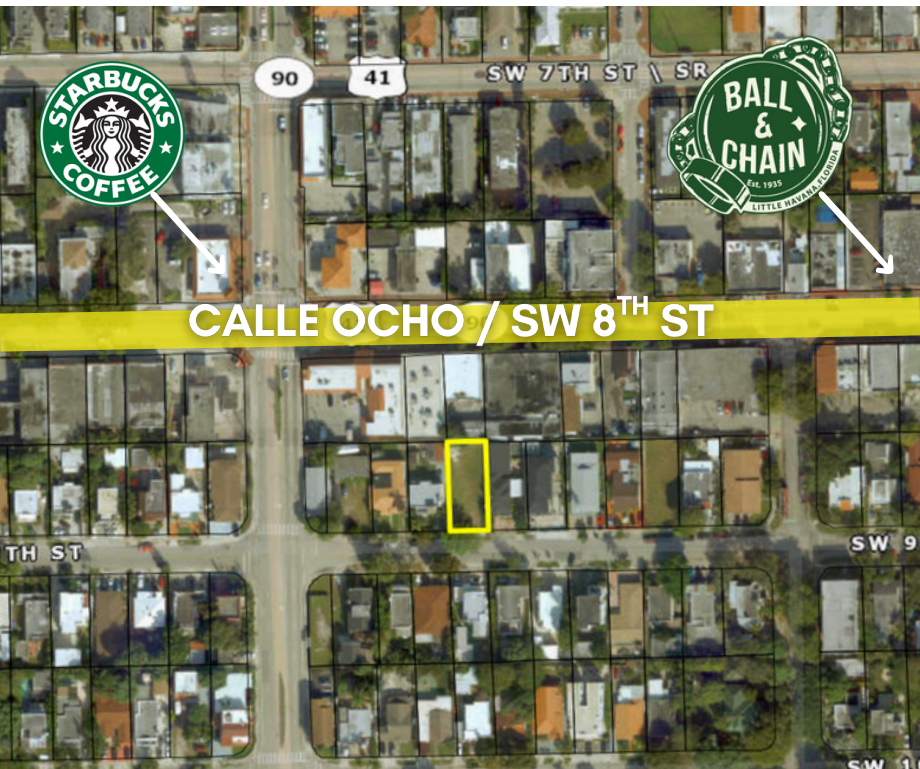
This is a clean lot with strong zoning, walkability, and long-term upside. Whether you're looking to build and hold, develop and sell, or land bank for future appreciation — **this is one of the last affordable urban-core lots** in a location poised for exponential growth.

📍 **1661 SW 9th St, Miami, FL 33135**

🏠 **Zoning: T4-R** - Allows residential development up to 3 stories

📏 **Lot Size: 5,900sqft**

🏙️ Surrounded by new projects, close to Brickell, Coral Gables, and Downtown







#### **Disclaimer**

The information provided herein is for general informational purposes only and is subject to change without notice. All figures, projections, and zoning interpretations are based on public sources and third-party information believed to be reliable but are not guaranteed as accurate or complete. We makes no representations or warranties, express or implied.

All prospective purchasers and developers are responsible for conducting their own due diligence, including but not limited to verifying zoning, entitlements, building code compliance, construction costs, financial feasibility, and development timelines. We shall not be held liable for decisions made based on this information. By reviewing this material, you acknowledge and accept this disclaimer in full.