

1236 NW 5TH ST
MIAMI, FL 33125

NOVA 5 MIAMI is an exclusive boutique 9-unit residential development designed for those who seek luxury, comfort and a strategic location in the heart of Miami.

- ZONING: T5 (TRANSIT ZONE)
- LOT SIZE: 7,500 SF
- USE: MULTIFAMILY
- LEVELS: 4 + ROOFTOP
- UNITS: 9 RESIDENCES
- UNIT TYPES: 1 & 2 BEDROOMS
- PARKING: 9-10 SPACES

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LESS OPPS.
MORE EXCLUSIVITY.
HIGHER VALUE.



- PREMIUM AMENITIES**
- ROOFTOP LOUNGE
 - JACUZZI & PLUNGE POOL
 - BBQ & DINING AREA
 - PANORAMIC
 - MODERN & ELEGANT

- PRIME LOCATION**
- 5 MIN DOWNTOWN MIAMI
 - 7 MIN WYNWOOD
 - 8 MIN BRICKELL
 - 12 MIN MIAMI INT'L AIRPORT



INVESTMENT POTENTIAL

GROWTH AREA HIGH DEMAND FOR RENTALS	ESTIMATED RENTAL INCOME \$2,800 - \$4,200 PER UNIT / MONTH	ESTIMATED ROI 7% - 9% ANNUAL
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\$1,050,000

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<https://equinoxrealtiy.com>

Charming property located in the heart of the Little Havana, the existing home is a single-story residence offered in As-Is condition, offering a prime opportunity for new construction under Miami 21 Urban Transect zoning (T5 AREA) presenting an excellent opportunity for MULTIFAMILY OR TOWNHOME development , Convenient access with 30 steps to the Marlins Stadium, [...]

- 2 beds
- 1 bath
- Residential
- Single Family Residence
- Active
- 930 sq ft



Amenities

- Features:** First Floor Entry, No Additional Rooms
- Community Features:** Other Subdivision - See Remarks
- Waterfront available:** No
- Attached Garage YN:** No
- Pool Private YN:** No

- Security Features:** Smoke Detector
- Exterior Features:** None
- Garage YN:** No
- Cooling System:** Yes
- Fireplace YN:** No



Building Details

Cooling features: Other

ArchitecturalStyle: Attached, One Story

Building Name: LAWRENCE ESTATE LAND CO

Roof: Shingle

Parking: Additional Spaces Available, Covered, Driveway

Year built: 1923

NewConstructionYN: No

Exterior material: Frame

Heating: Central

