



District 19 — 1.215-Acre Development Site

1902 NW 14th Avenue, Miami, FL 33125 · 52,925 SF land · T6-8-O (Miami 21) · Miami Health District / Allapattah

FOR SALE
PRICE REDUCED
September 15, 2026

\$11,000,000

PRICE · ~~\$13,000,000~~

\$207.84

PER LAND SF

\$9,053,566

PER ACRE

~182

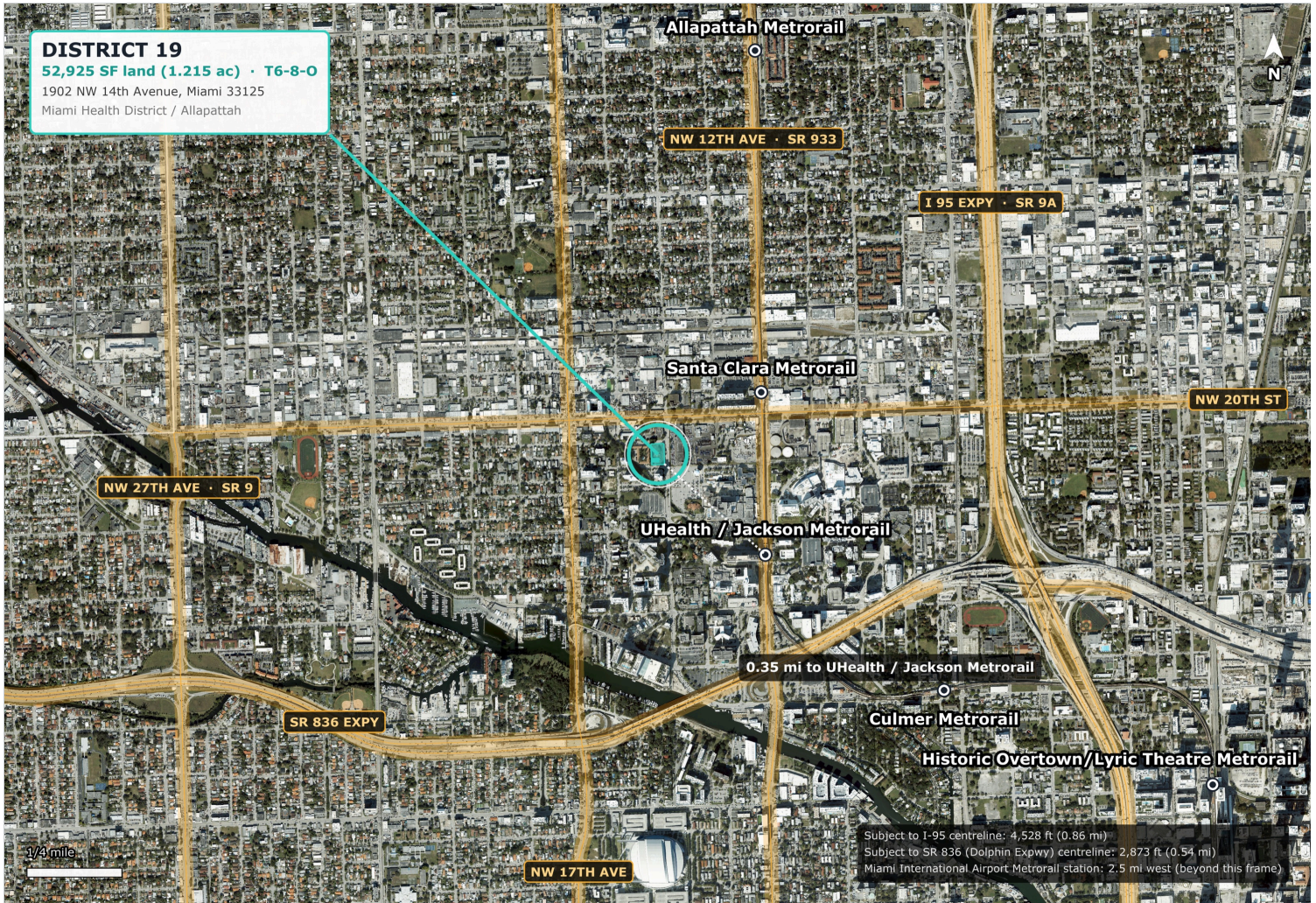
BY RIGHT · 150 DU/AC

\$60,440

PER BY-RIGHT UNIT

\$41.57

PER BUILDABLE SF



DEVELOPMENT CAPACITY — Miami 21, by right

Land	52,925 SF · 1.215 ac
Zoning	T6-8-O (Miami 21)
By-right density	150 du/ac · ~182 units
Height	8 stories · 12 w/ public benefit
Buildable (FLR 5 / +25%)	~264,625 / ~330,781 SF
Max lot coverage	80% · ~42,340 SF
Existing building	5,617 SF · built 1998
Delivery	Vacant at closing
Folio	01-3135-048-0020

PRICE BASIS — was vs now

METRIC	WAS	NOW
Asking price	\$13,000,000	\$11,000,000
Per land SF	\$245.63	\$207.84
Per acre	\$10,699,669	\$9,053,566
Per base buildable SF	\$49.13	\$41.57
Per public-benefit buildable SF	\$39.30	\$33.25
Per by-right unit	\$71,429	\$60,440

KEY FACTS

- Health District:** Jackson, UHealth + the VA; Metrorail 0.35 mi.
- Delivers vacant:** sellers vacate the 5,617 SF building at closing.
- Paths:** market-rate, workforce/affordable, medical, hotel, Live Local.
- Access:** SR 836 0.54 mi · I-95 0.86 mi · MIA Metrorail 2.47 mi.

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