



FOR SALE

500-522 NE 78th Street
Miami, FL

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River Loft Apartments

Collier's International is pleased to offer this unique opportunity to acquire The River Loft Apartments, 43 apartment units in a private enclave located off of Biscayne Boulevard and NE 79th Street. The properties represent a great value-add investment, adaptive re-use or future redevelopment opportunity. Future owners can capitalize on the booming tourism sector and economic improvement in the area by operating the units as short-term rentals, while also having the ability to utilize the property for multifamily use if desired.

Strategically Positioned

- Biscayne Boulevard is in the midst of an urban renaissance.
- Increasing demand for short-term rentals.
- The property is located across 79th Street from the Midpoint Retail Center, home to Youfit Health Club, CVS Pharmacy, T-Mobile, Sabor Tropical Supermarket, Rent-A-Center and mixed office tenants.
- The Triton Center is located next door. The future development will include 317 condo units, a 135 key hotel, a rooftop restaurant, 24,000 SF of ground-level retail and 587 parking spaces.

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The property is located across from the Triton Development, Midpoint Shops and the boutique hotels and trendy shops of Edgewater.



INVESTMENT SUMMARY

| | |
|--------------------|--------------------------------------|
| Address | 500-522 NE 78th Street, Miami, FL |
| Zoning designation | T4-R (surrounded by T6-8) |
| Site Area | 41,575 SF |
| Acres | 0.95 AC |
| Number of Parcels | 2 |
| Parcel numbers | 01-3207-040-0220 01-3207-040-0211 |
| Units | 43 |
| Average Unit Size | 553 SF |
| Parking Spaces | 20 |
| Price | Unpriced |

UNIT SUMMARY

| | |
|---------------------------------|--------|
| Total units from both buildings | 43 |
| Total Combined Square Footage | 23,800 |
| Average Unit SF | 553 |



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