

FORTUNE
DEVELOPMENT
— SALES —



Property Lookbook

THE EDGEWATER

Goes beyond any commercial property



Development | Commercial Opportunity

Property Overview

Land / Property for sale in Miami´s popular Edgewater neighborhood.

It offers a central location near the Biscayne, with an easy access to Downtown Miami, Brickell, Wynwood, the Design District, and Museum Park.

The nearby [Adrienne Arsht Center Metromover Station](#) provides a convenient and free connection to Downtown and Brickell.

Quick access to the I-95 makes commuting to other parts of Miami and South Florida by car very attractive.

The [Margaret Park](#) is close by and offers a waterfront green space, walking paths, and several outdoor activities.

With nearby shops, restaurants, cultural attractions, and public transportation, this property is well positioned for a redevelopment or to settle down as a company.



Key Metric	Value Proposition
Lot Size	21,300 SF
Location	Edgewater, Miami
Downtown Miami	Less than 1.2 miles
Brickell	≈ 1.7 miles
MIA	≈ 5 miles
Supermarkets	8 within a 1 mile radius
Public Transportation	within a 0.6 mile radius



[Imagevideo - Location](#)



3 addresses 1 location for sale
(Miami, Florida 3317)

- 1 | 105 NE 21st. ST.
- 2 | 111 NE 21st. ST.
- 3 | 119 NE 21st. ST.



Total SF
21,300



Asking Price
\$ 13,000,000



FORTUNE
DEVELOPMENT
— SALES —

Wolfgang Herz | +1 (305) 970-7260 | wh@fir.com

