

CONNECTED "T" TOWNHOME CONCEPT

FRONT & REAR UNITS – GARAGES ON THE SIDE

ONE ENTRANCE ON SW 26TH ST / THE OTHER ON SW 31ST AVE

SITE SUMMARY

ADDRESS:
SW 26TH ST, MIAMI, FL 33133

LOT SIZE:
9,900 SQ FT (0.227 ACRES)

ZONING:
T3-0 (DUPLEX)

SHEET:
CONCEPT PLAN
1 OF 3

CONCEPT HIGHLIGHTS

- ✓ Front unit entry from SW 26th St
- ✓ Rear unit entry from SW 31st Ave
- ✓ Units connected by a full-height common wall (garage to roof)
- ✓ Each unit has its own private garage with direct driveway access
- ✓ No shared driveway or long common access
- ✓ Maximum interior space & privacy for both units
- ✓ Separate front & rear entries
- ✓ Rooftop terraces for both units

LOT COVERAGE (APPROX.)

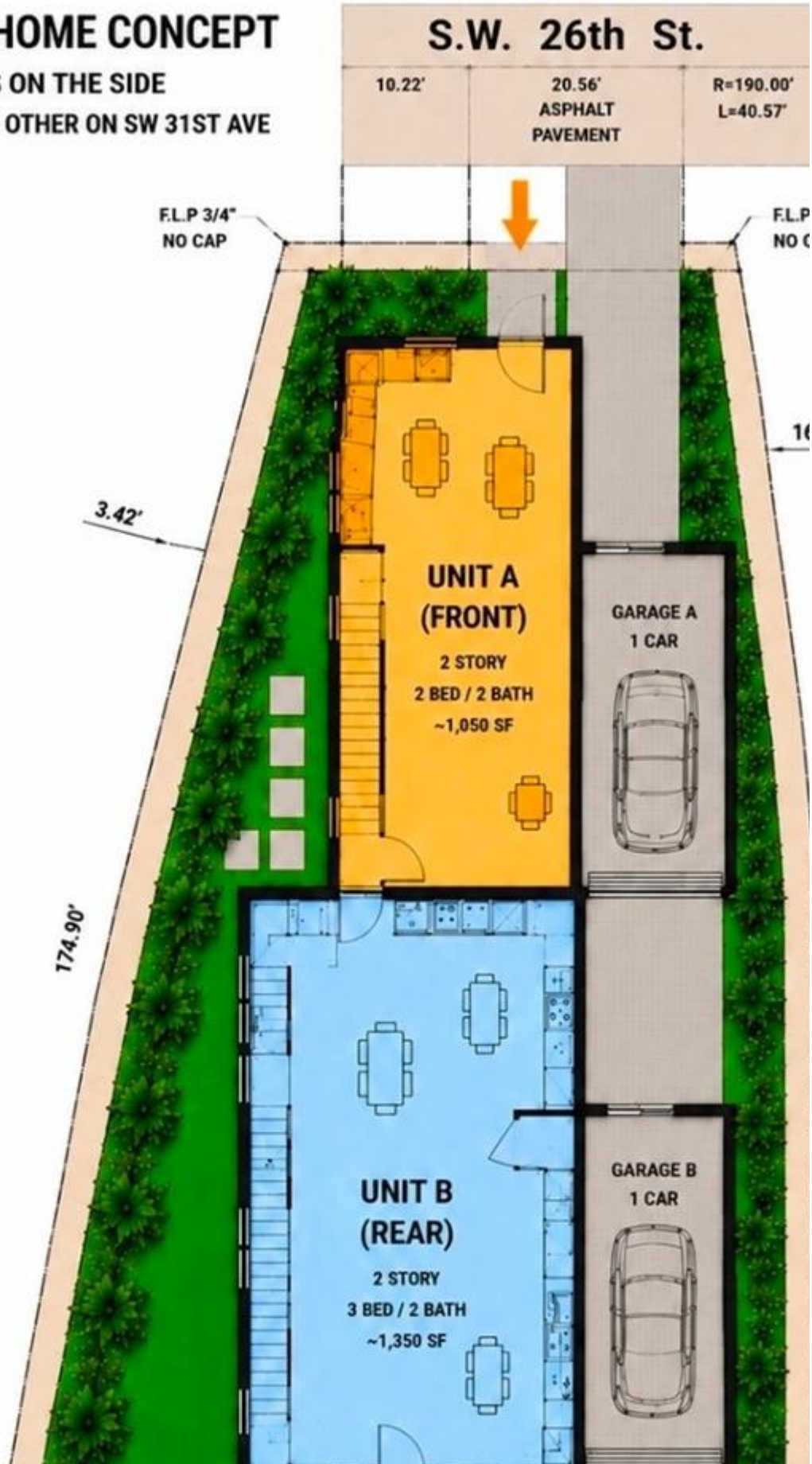
BUILDING FOOTPRINT:
~2,650 SQ FT (26.8%)

PERVIOUS / LANDSCAPE:
~7,250 SQ FT (73.2%)

TOTAL LOT SIZE:
9,900 SQ FT (0.227 ACRES)

LEGEND

UNIT A (FRONT) – 2 BED



-  UNIT B (REAR) - 3 BED
-  GARAGE (SIDE)
-  LANDSCAPE / OPEN SPACE
-  FRONT ENTRY (SW 26TH ST)
-  REAR ENTRY (SW 31ST AVE)



Price: \$939,000	MLS Number: A11997964	Single Family
3180 SW 26th St, Miami, Florida 33133 USA		
Beds: 2	Baths: 2	Living Area: 1,492
Lot Square Feet: 12,344	HOA Fees:	Year Built: 1958
Community: THE PINES	Subdivision: THE PINES	
Elementary School: Tucker;F.S.	Junior High: Ponce De Leon	
High School: Coral Gables		

ABOUT THIS PROPERTY

RARE 33133 DEVELOPMENT OPPORTUNITY â€“ DUAL STREET ACCESS + MODERN TOWNHOME POTENTIAL
33133 zip code near Coconut Grove, Coral Gables, Brickell, and major transit corridors.Â Â Investor / Developer Opportunity
33133. Unique oversized approximately 9,900 SF lot with access from both SW 26th St and SW 31st Ave, creating a
front/rear townhome configuration, luxury urban infill project, or signature modern redevelopment concept. Conceptual
potential for separate garages, private driveways, enhanced privacy, rooftop terraces, and efficient second-floor foot
footage. Buyers to independently verify zoning, setbacks, lot dimensions, buildability, and development potential. Seller
may provide additional planning and permitting flexibility for developers or long-term investors. Shown by appointment

PROPERTY LOCATION

Image

