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YOUR PREMIER OCEANFRONT SPECIALIST
& MOST TRUSTED NAME IN SOUTH FLORIDA REAL ESTATE.

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NOVA 5 MIAMI

BOUTIQUE LUXURY RESIDENCES

1236 NW 5TH ST
MIAMI, FL 33125

30 STEPS TO
MARLIN STADIUM 



Live in the heart of it all.
Just 30 steps to Marlin Stadium,
surrounded by the energy
of Miami and minutes from
everything you need.

A PRIME OPPORTUNITY FOR INVESTORS & DEVELOPERS

REDEVELOPMENT PROJECT - LAND IN PRIME LOCATION



1236 NW 5 ST, MIAMI, FL 33125
LAND IN PRIME LOCATION - BUILD & PROFIT



30 STEPS
TO MARLIN
STADIUM



MINUTES TO
DOWNTOWN
MIAMI



WALK TO
RESTAURANTS
& SHOPS



EASY ACCESS TO
I-95, 836 &
DOLPHIN EXPY



10 MIN TO
MIAMI INT'L
AIRPORT



NEAR
METROMOVER
& METRORAIL

PROJECT HIGHLIGHTS

- ✓ Prime location in a high-demand area
- ✓ A12014688, SEFMLS © 2026
Just 30 steps to Loan Depot Park
- ✓ Approved plans for a modern boutique development
- ✓ 4 Levels + Rooftop Amenities
- ✓ Luxury residences with premium finishes
- ✓ Strong ROI and high rental demand
- ✓ Ideal for short-term or long-term rental

NOVA 5 MIAMI - BOUTIQUE LUXURY RESIDENCES



PROJECT OVERVIEW

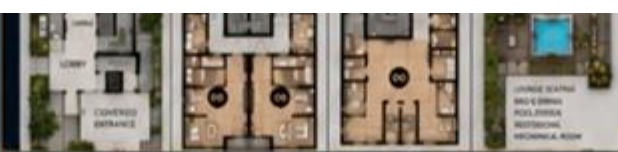
-  4 LEVELS + ROOFTOP
-  16 LUXURY UNITS
-  1,400 - 1,700 SQ FT UNITS
-  ROOFTOP AMENITIES
-  MODERN ARCHITECTURE
-  PRIVATE PARKING & STORAGE

SITE PLAN & UNIT LAYOUTS

<p>GROUND FLOOR LOBBY & PARKING</p>	<p>LEVELS 2 & 3 2 UNITS PER FLOOR 1,375 SQ FT EACH</p>	<p>LEVEL 4 2 UNITS 0,400 SQ FT EACH</p>	<p>ROOFTOP AMENITIES</p>
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INVESTMENT POTENTIAL

- ✓ High-demand rental market
- ✓ Strong tourism & event traffic
- ✓ Minutes to Brickell, Wynwood, & Miami Beach



- ✓ Excellent for Airbnb or long-term rental
- ✓ Great appreciation potential

UNBEATABLE LOCATION - EVERYTHING WITHIN MINUTES



MARLIN STADIUM
30 STEPS



DOWNTOWN MIAMI
5 MIN



BRICKELL
7 MIN



WYNWOOD
10 MIN



MIAMI BEACH
15 MIN



MIAMI INT'L AIRPORT
10 MIN



CALL NOW FOR MORE INFORMATION

786-288-7511

MIGUEL FIGUEROA
REAL ESTATE



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NOVA5MIAMI.COM

LIVE. INVEST. PROFIT. THIS IS NOVA 5 MIAMI.

Price: \$1,050,000

MLS Number: A12014688

Single Family

1236 NW 5th St, Miami, Florida 33125 USA

Beds: 2

Baths: 1

Living Area: 930

Lot Square Feet: 7,500

HOA Fees:

Year Built: 1923

Community: LAWRENCE ESTATE LAND CO

Subdivision: LAWRENCE ESTATE LAND CO

ABOUT THIS PROPERTY

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, access to Downtown Miami, major highways, and transit corridors Ideal for Investors, Builders, or Developers seeking high density redevelopment

PROPERTY LOCATION

Image

