

FOR SALE

INDUSTRIAL OPPORTUNITY

SUSANA
REAL ESTATE
SPECIALIST
Ojeda

1899 NW 21ST STREET

UNIT 8 | MIAMI, FL 33142

\$650,000

RENOVATED CORNER INDUSTRIAL CONDOMINIUM
ALLAPATTAH INDUSTRIAL DISTRICT

BROKER'S
REAL ESTATE WITH REAL VALUE

SUSANA OJEDA | REALTOR®

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BROKER'S LLC | FL LICENSE SL3260024

EXECUTIVE SUMMARY

\$650,000 PRICE	1,620 SF BUILDING AREA*	D2 INDUSTRIAL ZONING	VACANT OCCUPANCY
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Broker's LLC presents 1899 NW 21st Street, Unit 8, a recently remodeled corner industrial condominium offered for sale in Miami's centrally located Allapattah Industrial District. The vacant unit is positioned within an eight-unit industrial condominium and is ready for immediate owner-user occupancy, subject to the purchaser's intended use and approvals.

The approximately 1,620-square-foot space includes an open warehouse/work area, grade-level roll-up door, full interior air conditioning, two finished offices and two updated bathrooms. The property is freshly painted and offers a clean, adaptable layout suitable for a range of commercial and industrial users.

KEY FEATURES

- Corner unit in an 8-unit condominium
- Recently remodeled and freshly painted
- Fully air-conditioned interior
- Two offices and two bathrooms
- Grade-level roll-up door
- 15' ceiling height
- Minutes from Wynwood and the Health District
- Convenient access to I-95 and SR 836



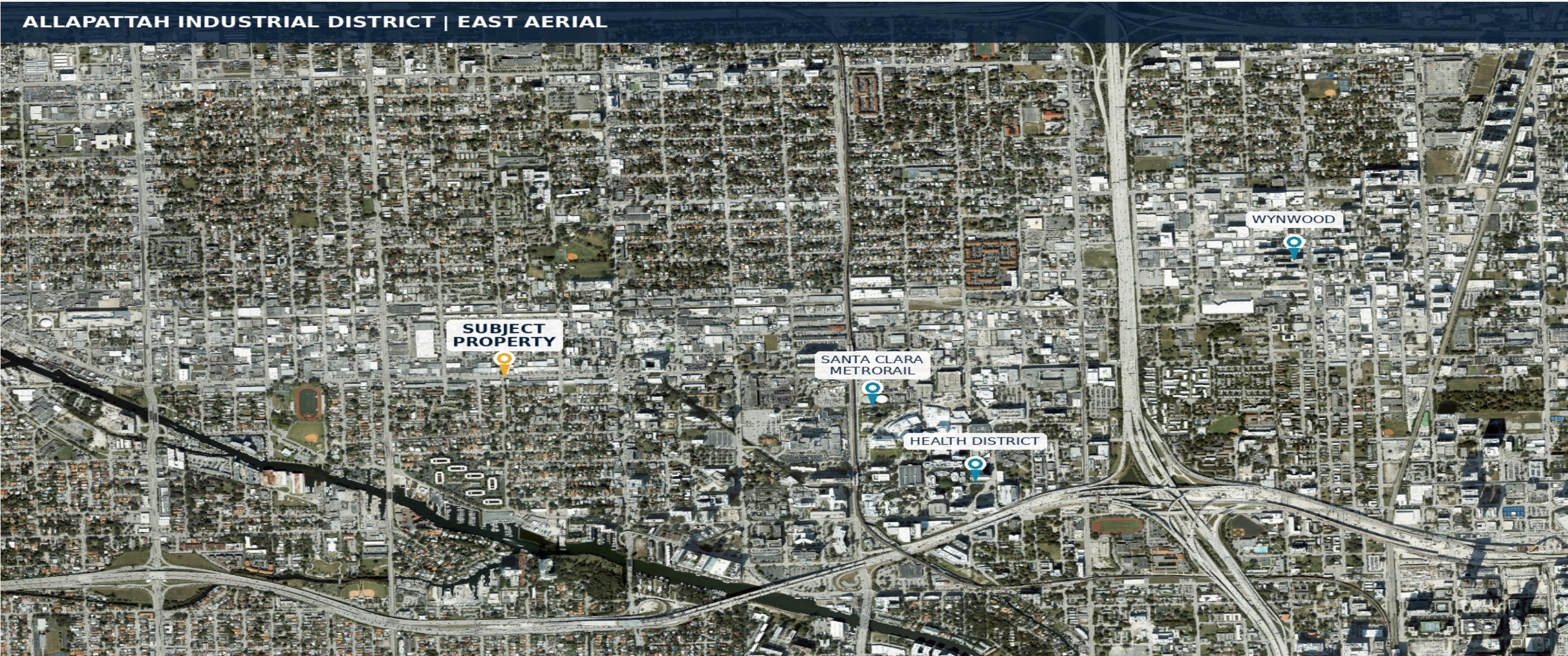
PROPERTY DETAILS

ADDRESS	1899 NW 21st Street, Unit 8	POSITION	Corner unit
CITY / ZIP	Miami, FL 33142	CONDOMINIUM	Eight industrial units
ASKING PRICE	\$650,000	ZONING	D2 - Industrial
BUILDING AREA*	1,620 SF	PUBLIC-RECORD USE	Warehouse
PRICE / SF*	\$401.23	YEAR BUILT*	1981
PROPERTY TYPE	Industrial condominium	FOLIO	01-3127-096-0080



*Public-record information; purchaser to verify independently.

EAST AERIAL & GROWTH CONTEXT



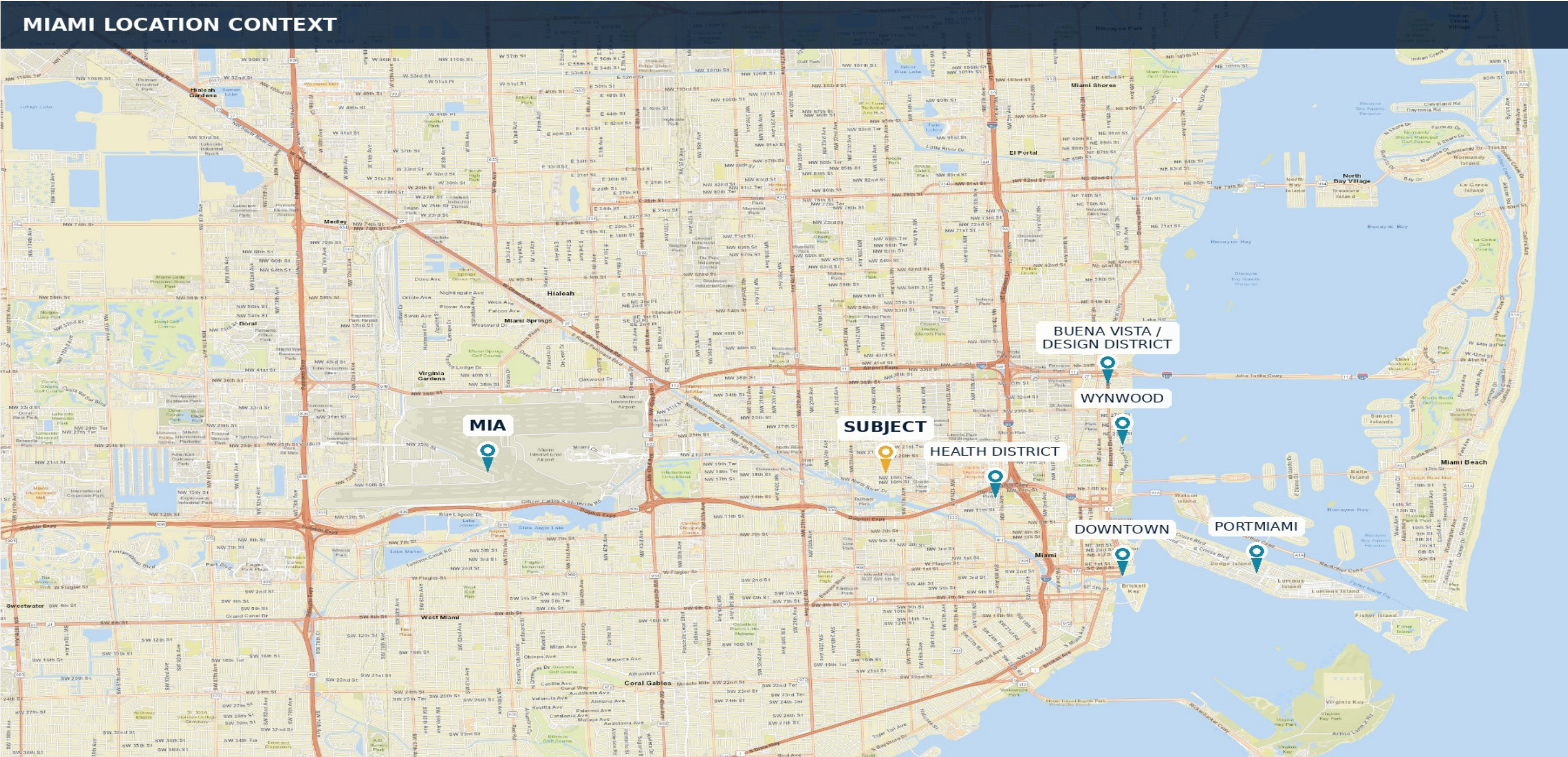
PUBLIC INVESTMENT + URBAN INFILL

Allapattah is benefiting from sustained public and private investment. In 2026, Miami advanced an approximately \$243 million long-term redevelopment plan for the Allapattah Community Redevelopment Agency, with priorities that include infrastructure, streetscape improvements, housing and neighborhood stabilization. Public reporting identifies NW 20th Street as a commercial growth corridor and NW 17th Avenue as another investment focus.

CENTRAL URBAN LOCATION

- Near Wynwood + Buena Vista
- Near UM / Jackson Health District
- Near Santa Clara Metrorail

LOCATION CONTEXT



SANTA CLARA
Approx. 0.9 mi

PORTMIAMI
Approx. 5.2 mi

MIA
Approx. 7.5 mi

MAJOR ROADS
I-95 + SR 836

1899 NW 21ST STREET, UNIT 8

MIAMI, FL 33142 | \$650,000



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No warranty or representation, expressed or implied, is made as to the accuracy or completeness of the information contained herein. Dimensions, building area, zoning, permitted uses, condition, utilities, expenses, condominium restrictions and all other matters must be independently verified by the purchaser and the purchaser's professional advisors. The property may be withdrawn, modified or sold without notice.