

ALLAPATTAH LAND FOR SALE

Allapattah

2180 NW 22 St
2199 NW 22 Ave
Miami, FL 33142

16,880sf Building

65,000sf Lot

1.49 acres

NW 22 Ave visibility
income generating
redevelopment

Located in an Opportunity Zone in the heart of Allapattah, this site offers exceptional visibility with over 250 linear feet frontage on NW 22 Avenue with connectivity to Miami's Health District, River Landing, Wynwood. Allapattah is experiencing rapid transformation, with cultural anchors such as the Rubell Museum and significant mixed-use projects attracting national attention.

Currently occupied and leased with additional truck parking income.

Site Highlights

- Land Size: ±65,000 SF (≈1.49 acres)
- Existing Improvements: ±16,880 SF industrial + truck parking
- Zoning: D1 – Industrial/Workplace under Miami 21, permitting industrial, flex, and commercial uses.

Residential Play: Eligible for Live Local Act (SB 102) pathways, allowing multifamily on commercial/industrial parcels with density and parking incentives.

Location Advantages

- Allapattah Transformation
- Proximity to Health District: Steps from Jackson Memorial Hospital, UM Medical Campus, and River Landing's 2M SF mixed-use hub.
- Growing Residential Demand: Recent multifamily deliveries along NW 22 Ave prove strong absorption.
- Logistics Corridor: Near NW 20th St wholesale district, ideal for last-mile, cold storage, or creative production.

Live Local Act

Eligibility & core rules (City of Miami)

- Qualifying zone: D1 (industrial/workplace) qualifies for LLA Miami
- Affordability: At least 40% of total units must be rental and affordable at ≤120% AMI for ≥30 years. If mixed-use, at least 65% of total building SF must be residential.
- Approx. 180 units @ 750 sf average size
- Parking: 15–20% +/- reduction



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