



**PRICE REDUCED WEST
LITTLE RIVER INDUSTRIAL
OPPORTUNITY**

MIAMI, FL 33147

8975 NW 27TH AVE
REDEVELOPMENT UPSIDE

\$4,800,000

LIST PRICE

1,382 SF

BUILDING SIZE

AUTOMOTIVE

CURRENT USE

UC-MCS

ZONING



FAUSTO COMMERCIAL PRESENTS

West Little River presents a rare opportunity to acquire a functional industrial/commercial asset in one of Miami's evolving urban corridors. Currently operating as a truck sales and box truck assembly facility, the property offers immediate usability for an owner-user while also providing long-term upside through repositioning or redevelopment. Its strategic location supports both operational efficiency and future value creation.

LOCATION ADVANTAGES

- Frontage on NW 27th Ave
- Strong traffic exposure
- Near I-95
- Near SR 826
- Airport connectivity
- Growing submarket

PROPERTY HIGHLIGHTS

- Price reduced to \$4.8M
- Grandfathered automotive use
- Existing truck facility
- Immediate usability
- Redevelopment upside
- Owner-user or investor

EXCLUSIVELY LISTED BY



MARKOS BERTOLOTTI
Commercial Real Estate Advisor
+1 305.632.2057
mb@faustocommercial.com



YUNIEL DE VARONA
Commercial Real Estate Advisor
+1 786.222.1373
yv@faustocommercial.com

