



**ALLAPATTAH**

**INDUSTRIAL COVERED LAND ASSEMBLAGE**

**727-771 NW 29<sup>TH</sup> STREET**  
**MIAMI, FL 33127**

**FOR SALE**

**THE ALPHA**  
**COMMERCIAL**



# THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS®

742 NE 79<sup>th</sup> Street, Miami, FL 33138

🌐 [www.thealphacomm.com](http://www.thealphacomm.com)

📷 [thealphacommercial](https://www.instagram.com/thealphacommercial)

Headquartered in Miami's Little River district, The Alpha Commercial is a results-driven brokerage built for what's next. Focused on systematic deal-making in transitional core neighborhoods, we bring structure, speed, and clarity to every transaction.

Our mission is to gamify the real estate process, creating a platform that energizes agents, engages clients, and drives real results.



## THE LISTING TEAM

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**THE ALPHA COMMERCIAL ADVISORS® PROUDLY PRESENTS A 0.90-ACRE COVERED OPPORTUNITY WITH UNDERLYING INDUSTRIAL ZONING ALONG ALLAPATTAH'S ESTABLISHED NW 29<sup>TH</sup> STREET COMMERCIAL CORRIDOR....**

With flexible D1 industrial zoning in place, the offering consists of a multi-parcel assemblage totaling nearly a full acre, with various mixed-use structures from multi-family to retail that provide hold-over income while preserving long-term re-development upside. The existing improvements support a covered-land strategy for both developers and bullish land-bank investors alike.

The property is supported by conceptual plans for a 12-story, 216-unit mixed-use Live Local development, illustrating the scale and density achievable through entitlement, and maximizing available strategies via the site's location in an opportunity zone with Live Local eligibility.

Positioned just west of I-95 and covering nearly a full city block at the closest possible proximity to Wynwood, the site benefits from strong visibility, stable traffic exposure, and direct connectivity to Miami's urban core, making it well suited for entitlement-driven buyers seeking flexibility, scale, and multiple exit paths.



# OFFERING SUMMARY

**727-771 NW 29<sup>TH</sup> ST**  
**MIAMI, FL 33127**

Neighborhood:	Allapattah
Existing Use:	Mixed-Use - Multifamily/Retail
Total Land Area:	39,313 SF (0.90 acres)
Existing Bldg Area:	12,050 SF
Zoning:	D1 (See Page 6)
Max. Height:	8 stories
Traffic Count:	13,700 AADT
Opportunity Zone:	Yes
Live Local Eligible:	Yes
Asking Price:	\$7,700,000

[Click for access to Due Diligence Folder](#)



## INVESTMENT HIGHLIGHTS

- Coveted Industrial Zoning:** Rare opportunity to control nearly a full acre of D1 industrial-zoned property which supports a broad range of the most high-demand uses as warehousing, flex, outdoor storage, EV charging, automotive, plus office/retail.
- Opportunity Zone + Live Local Eligible:** Take advantage of various paths to value generation via layered special incentive applicability, most notably the ability to qualify for Live Local Act development up to 900+ units (conceptual plans for 216 units in 12 stories -- see page 7 for details)
- Multi-Exit Optionality w/ Interim Income:** Existing (and under-optimized) improvements provide substantial in-place income with over 12,000 Sq. Ft. of value-add retail & multi-family preserving near-term flexibility for phased redevelopment, repositioning, or entitlement-driven resale.
- Dominant Gateway Position:** This city block-defining site anchors Allapattah's Wynwood-facing edge adjacent to I-95 and the NW 7<sup>th</sup> Ave intersection, positioned to lead the submarket's long-term value formation.
- Add'l Corner Opportunity:** Rare opportunity for majority control of critical city block with addt'l 6,800 Sq. Ft. parcel available on the western corner of same block at 2919 NW 8<sup>th</sup> Avenue. See Page 4 for full opportunity breakdown and inquire with broker for pricing and details.



# ASSEMBLAGE OVERVIEW



**NW 29<sup>TH</sup> ST**



## OPPORTUNITY BREAKDOWN

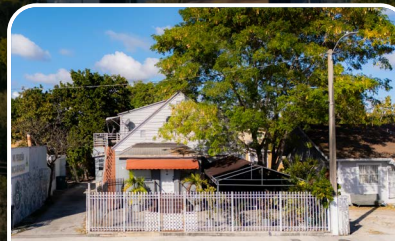
Address	Lot Area (SF)	Bldg Area (SF)	Zoning	Existing Use	#Doors
771 NW 29 ST	6,800		D1	Land	
761 NW 29 ST	6,800	2,444	D1	Mixed-Use (Retail)	1
755 NW 29 ST	6,800	3,204	D1	Multi-family	2
749 NW 29 ST	6,750	1,660	D1	Multi-family	2
735 NW 29 ST	6,085	2,058	D1	Mixed-Use (Retail)	
Folio: 01-3126-009-0391	299		D1	Land	
727 NW 29 ST	5,779	2,684	D1	Multi-family	3
2919 NW 8 AVE	6,800	2,844	D1	Multi-family	4
<b>TOTAL:</b>	<b>46,113 (1.06 acres)</b>	<b>14,894</b>			<b>12</b>
<b>SUBJECT SITE:</b>	<b>39,313 (0.90 acres)</b>	<b>12,050</b>			<b>8</b>
<b>ADDITIONAL OPPORTUNITY:</b>	<b>6,800 (0.16 acres)</b>	<b>2,844</b>			<b>4</b>



# PARCEL BREAKDOWN



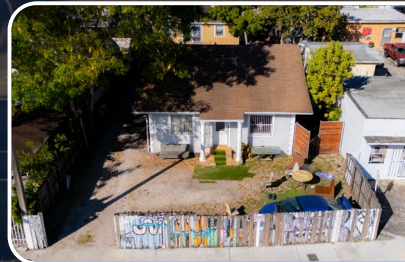
Address:	761 NW 29 ST
Lot Area:	6,800 SF
Bldg Area:	2,444 SF
Existing Use:	Mixed-Use (Retail)



Address:	755 NW 29 ST
Lot Area:	6,800 SF
Bldg Area:	3,204 SF
Existing Use:	Multi-family



Address:	735 NW 29 ST
Lot Area:	6,085 SF
Bldg Area:	2,058 SF
Existing Use:	Mixed-Use (Retail)



Address:	749 NW 29 ST
Lot Area:	6,750 SF
Bldg Area:	1,660 SF
Existing Use:	Multi-family



Address:	727 NW 29 ST
Lot Area:	5,779 SF
Bldg Area:	2,684 SF
Existing Use:	Multi-family

Address:	771 NW 29 ST
Lot Area:	6,800 SF
Existing Use:	Land

Address:	Folio: 01-3126-009-0391
Lot Area:	299 SF



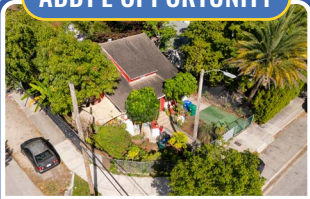
# ZONING

## SUBJECT SITE



727-771 NW 29<sup>TH</sup> ST

## ADDT'L OPPORTUNITY



2919 NW 8<sup>TH</sup> AVE

## INDUSTRIAL ZONING

D1 D2

## ALLOWABLE USES

- |              |                                |
|--------------|--------------------------------|
| • Industrial | • Manufacturing                |
| • Warehouse  | • Retail                       |
| • Storage    | • Religious                    |
| • Office     | • Recreational                 |
| • Automotive | • Parking                      |
| • Hotel      | • Multi-Family (w/ Live Local) |

Located within a highly active section of Allapattah, the subject property is zoned D1 Industrial, supporting a broad range of industrial and commercial uses while offering long-term optionality for alternative development strategies, subject to approvals.

Surrounded by accelerating investment and infill activity, the property is well positioned to benefit from continued demand spillover and long-term growth across the Allapattah submarket.

## MAX. ZONING ALLOWANCES

	BY-RIGHT	LIVE LOCAL
MAX. DENSITY	N/A	902 units (1,000 du/acre)
MAX. HEIGHT	8-12 stories	



CONCEPTUAL PLANS



Preliminary plans envision a 12-story, 216-unit mixed-use Live Local Act project with studio, one and two-bedroom units above 4,600 Sq. Ft. of ground-floor retail and podium parking. Designed with private balconies and integrated indoor and outdoor amenity spaces, the project is positioned to capitalize on anticipated demand-growth for modern workforce housing options with live-work-play dynamics in a highly accessible location.

PROJECT METRICS

Project Type:	Mixed-Use: Multi-family + Retail
Project Status:	Conceptual / Preliminary
Program:	Live Local Act (SB-102)*
Project Density:	216 units
Project Height:	12 stories
Leasable Area:	149,519 SF
Residential:	144,919 SF
Retail:	4,600 SF
Provided Parking:	302 spaces (Podium, levels 1-4)
<a href="#">Click to View Due Diligence Folder &amp; Plans</a>	
*Under the Live Local Act, density may be increased to the maximum allowed in the municipality and max. height allowed within a mile, so long as 40% of the proposed units are reserved for workforce housing capped at 120% AMI for a minimum of 30 years.	

UNIT MIX

TYPE	#	SQ. FT.
Studio	51	405 SF
1 BR / 1 Bath (A1-A6)	119	662-774 SF
2 BR / 2 Bath (B1-B2)	46	871-993 SF
Total:	216	144,919 SF
Average Unit Size:	671 SF	



EAST VIEW

EDGEWATER



WYNWOOD NORTE

WYNWOOD



« NW 7<sup>TH</sup> AVE » 27,500 AADT



MORGAN'S

SUBJECT SITE

13,700 AADT

« NW 29<sup>TH</sup> ST »

ALLAPATTAH

ADDT'L OPPORTUNITY



# SOUTH VIEW

1	ARTS & ENT. DISTRICT	1.5 MILES
2	DOWNTOWN MIAMI	3 MILES
3	LITTLE HAVANA	2.2 MILES
4	HEALTH DISTRICT	1.8 MILES

Miami Dade College

UHealth  
UNIVERSITY OF MIAMI HEALTH SYSTEM

Jackson  
HEALTH SYSTEM

park



27,500 AADT  
NW 7TH AVE

ALLAPATTAH

13,700 AADT  
NW 29TH ST

SUBJECT SITE

ADD'L OPPORTUNITY



# SOUTHWEST VIEW



WYNWOOD 0.3 MILES

LITTLE HAVANA



MORGAN'S



ALLAPATTAH

« NW 29<sup>TH</sup> ST » 13,700 AADT

« NW 7<sup>TH</sup> AVE » 21,500 AADT

SUBJECT SITE

ADDT'L OPPORTUNITY



# NORTHEAST VIEW



1	MIDTOWN	1.2 MILES
2	DESIGN DISTRICT	1.6 MILES
3	LITTLE RIVER	3.5 MILES



ALLAPATTAH

« NW 7<sup>TH</sup> AVE » 27,500 AADT

SUBJECT SITE

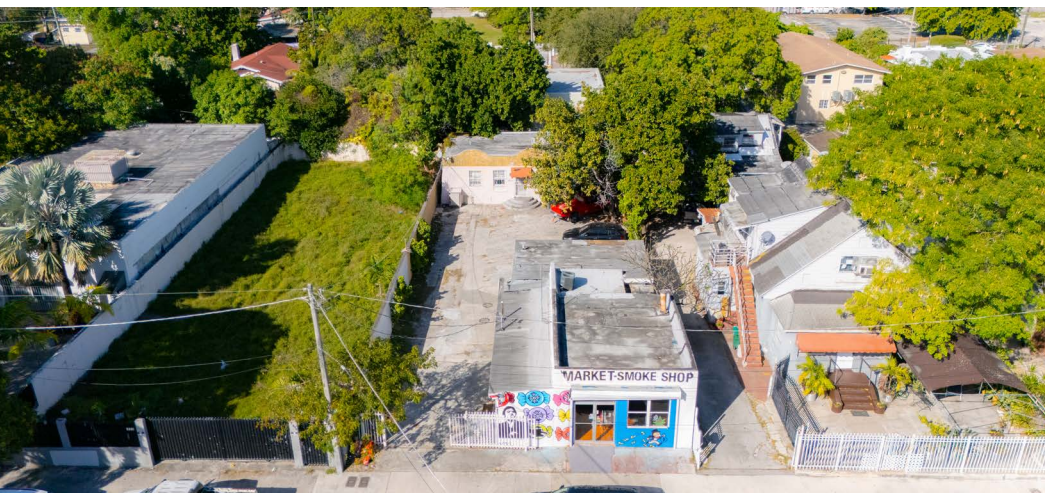
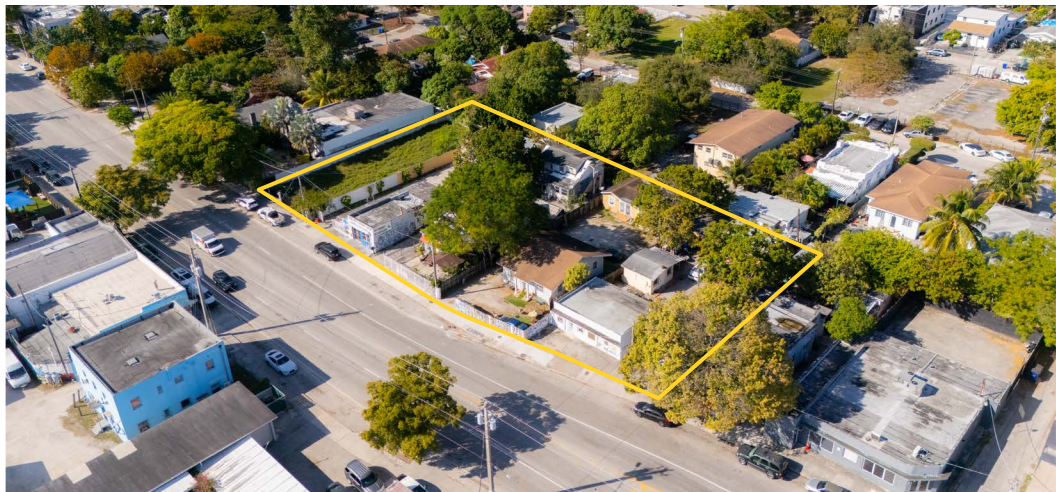
ADD'T'L OPPORTUNITY

« NW 29<sup>TH</sup> ST » 13,700 AADT

JOSE DE DIEGO MIDDLE SCHOOL

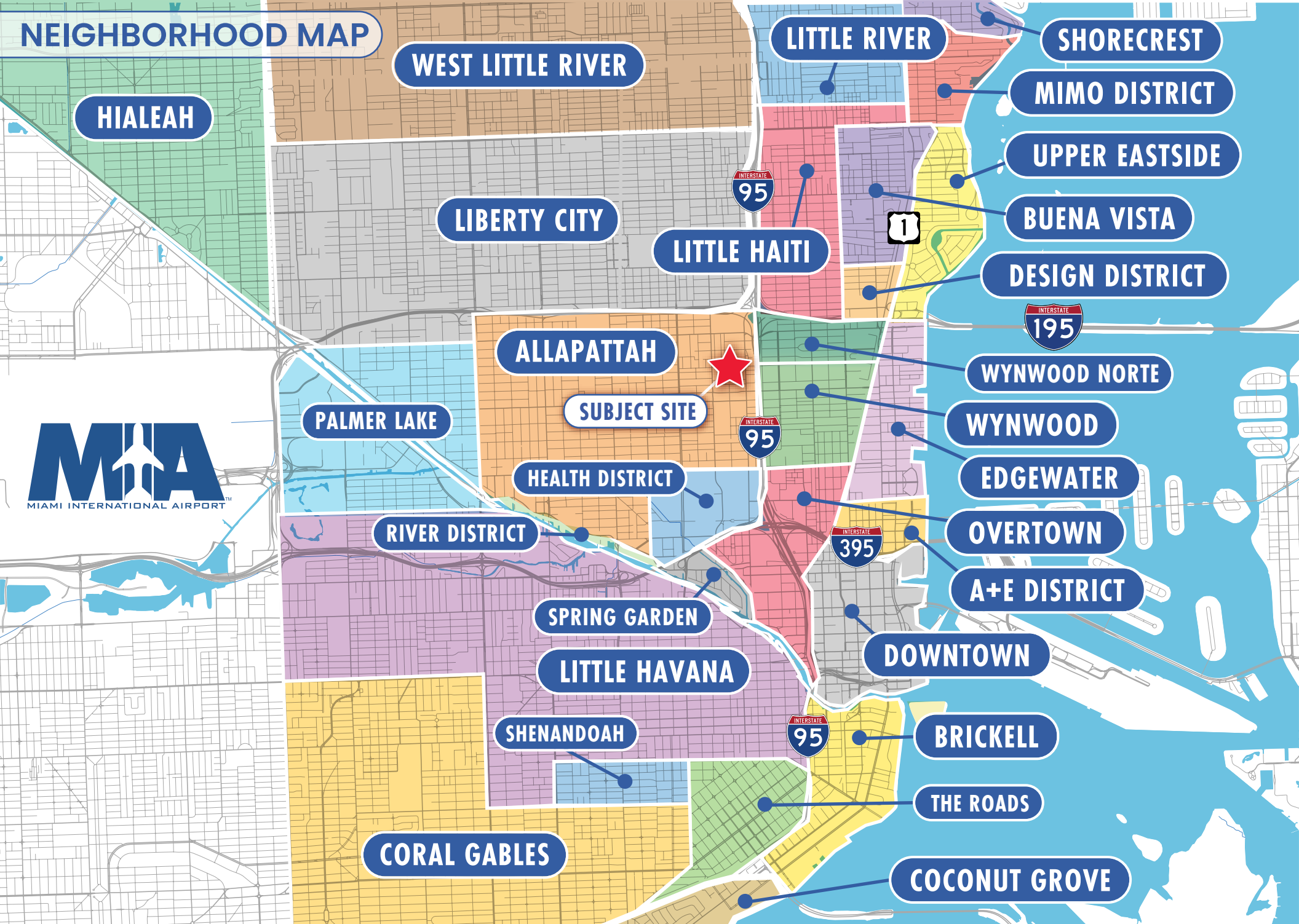


# EXTERIOR PHOTOS





# NEIGHBORHOOD MAP







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LEARN MORE

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