



PRISTINE END-USER OFFICE BUILDING

1801 N. KROME AVENUE

HOMESTEAD, FL 33030

FOR SALE

**THE ALPHA
COMMERCIAL**

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THE ALPHA COMMERCIAL ADVISORS®

742 NE 79th Street, Miami, FL 33138

🌐 www.thealphacomm.com

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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® PRESENTS A TURN-KEY FREESTANDING OFFICE BUILDING READY FOR IMMEDIATE USE ALONG HOMESTEAD'S MAIN KROME AVENUE CORRIDOR....

Beautifully-maintained through long-term owner-occupancy by a services business, the property is step-in ready for a next generation operator seeking stable presence in the high-growth Homestead market. Aesthetically clean and thoughtfully designed, the building underwent a comprehensive interior renovation in 2017, including new tile flooring, fully updated kitchen and bathroom areas, and modernized finishes throughout. All windows and doors were upgraded to impact-rated systems, with new A/C units, and all interior lighting converted to LED – enhancing energy efficiency and limiting near-term capital expenditure.

The expansive lot provides ample, private on-site parking, further strengthened by a parking lot that was resurfaced just a few years ago along with upgraded exterior lighting. Positioned along Krome Avenue, the asset benefits from strong visibility and convenient accessibility within the Homestead market.



OFFERING SUMMARY

1801 N. KROME AVENUE HOMESTEAD, FL 33030

Existing Use:	Office
Building Area:	2,540 SF
Lot Size:	20,536 SF (0.47 acres)
Traffic Count:	22,000 AADT
Parking:	19 Spaces
Zoning:	B-1A
Max. Height:	6 Stories
Allowable Uses:	Office, Religious, Medical, Financial Institution, Retail
Building Recertification:	Yes
Asking Price:	\$1,499,000

[Click to View Floorplans & Due Diligence Folder](#)

INVESTMENT HIGHLIGHTS

- **Showcase-Quality Renovation:** Fully remodeled in 2017 with new tile flooring, updated kitchen and restroom areas, impact-rated windows and doors, two replaced A/C units, and upgraded LED lighting throughout.
- **Turn-Key & Vacant w/ Proven Success:** Timely opportunity for an end-user to step-in to a proven location following over 30+ year single owner-user occupancy by established service provider.
- **Spacious & Meticulously Maintained Premises:** Offering an expansive +/- 0.50-acre lot with private recently resurfaced on-site parking with tasteful landscaping and upgraded exterior lighting for improved visibility and security.
- **Growth Market Positioning:** Investment-wise choice to secure a long-term foothold along Homestead's expanding Krome Avenue commercial spine as the area experiences institutional-level development momentum.
- **High-Exposure Arterial Location:** Situated along one of Homestead's primary north-south corridors, benefiting from strong daily traffic counts and convenient accessibility.
- **Established Retail & Institutional Anchors Nearby:** Surrounded by national retailers including Walmart and Publix, Miami-Dade College, and ongoing residential growth driving sustained area demand.

BIRD'S EYE VIEW

NE 18TH ST



136'

151'



N. KROME AVE

22,000 AADT



Lot Area:
20,536 SF (0.47 acres)

EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



SOUTH VIEW



DOWNTOWN HOMESTEAD



« NE 18TH ST »



« N. KRONE AVE
22,000 AADT »

EAST VIEW



HOMESTEAD



« N. KROME AVE 22,000 AADT »»



PRINCETON

NARANJA

LEISURE CITY



N. KROME AVE

22,000 AADT

NE 18th ST

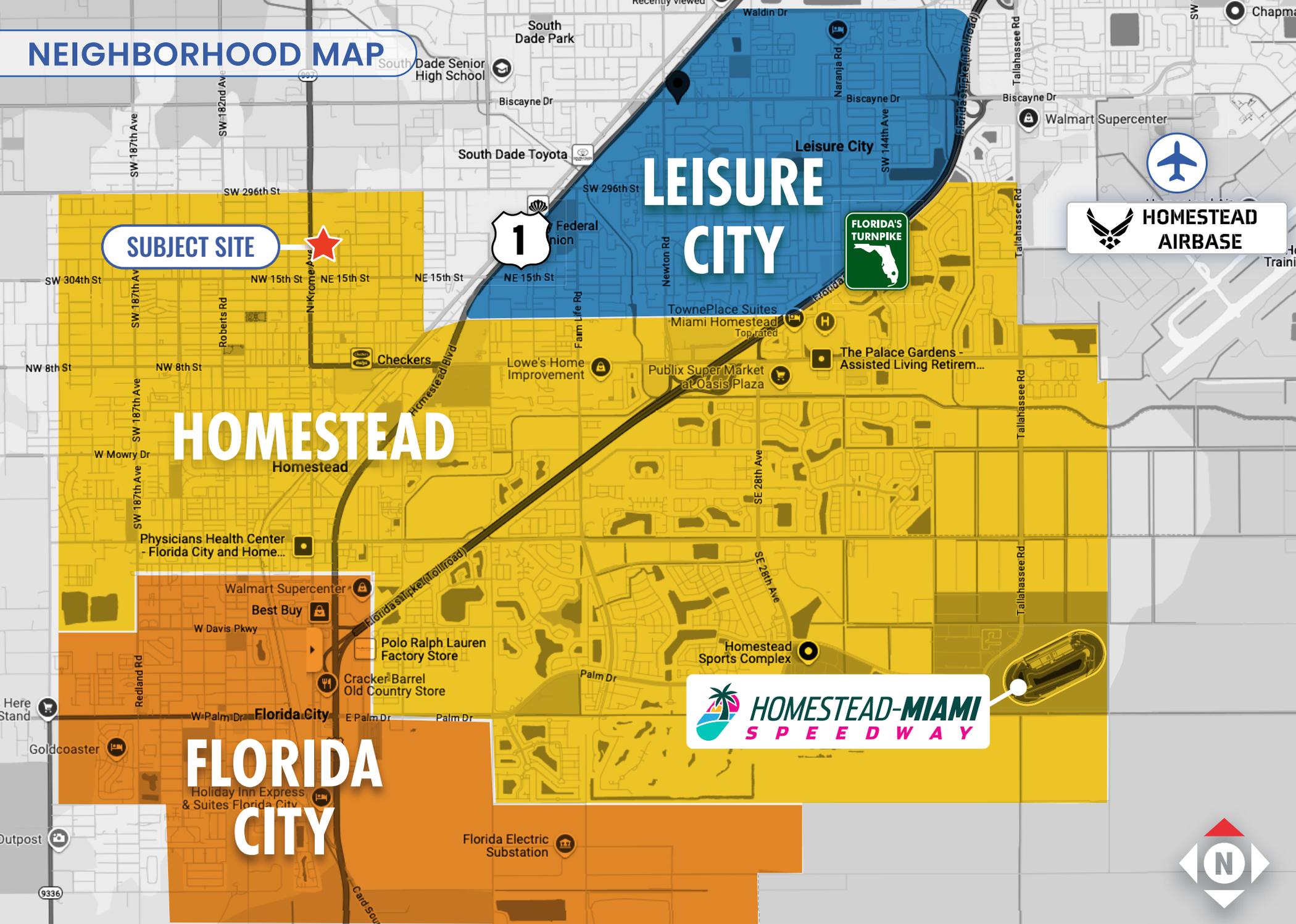


22,000 AADT
N. KROME AVE

NE 19TH ST

NE 18TH ST

NEIGHBORHOOD MAP





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