

FOR SALE

COMMERCIAL OFFICE / RETAIL

**1260 &
1270 NW
29TH ST**

33142 MIAMI, FL

GRIDLINE
PROPERTIES



Executive Summary

Gridline Properties presents an exceptional opportunity in the vibrant Allapattah neighborhood (33142). The property includes two contiguous properties on two separate folios - 1260 and 1270 NW 29th Street - totaling 11,908 square feet on 16,845 square feet of land. Both properties recently underwent extensive renovations and are under lease with a roster of stable and handpicked tenants supported by high-quality NNN lease agreements.

Combined the contiguous properties occupy 116 feet of linear street-front exposure with lot depth of 145 feet and feature a city-owned and maintained service-alley on the south side which provides multiple access and egress points. Zoned D1, this well-maintained property offers an attractive location within a rapidly growing area. NOTE: There is currently one space, Unit 101 at 1260 nw 29th Street which is vacant, otherwise the property is fully leased. The buyer may opt to occupy this unit for their own use or rent it for addition income.





29TH STREET

Property Highlights

- **For Sale**
- **Type:** Commercial/ MixedUse
- **Combined Building Size:** 11,908 SF
- **Vacant Unit Size:** 1,587 SF
- **Total Lot Size:** 16,845 SF
- **Zoning:** D1
- **Yieldat Acquisition:** 6.53%
- **Price:** \$3,650,000

Interior Images





VACANT UNIT



PARKING AREA

Neighborhood Map

Miami Design
District

Midtown

Wynwood

Edgewater

Downtown



MIAMI METRORAIL

29TH STREET

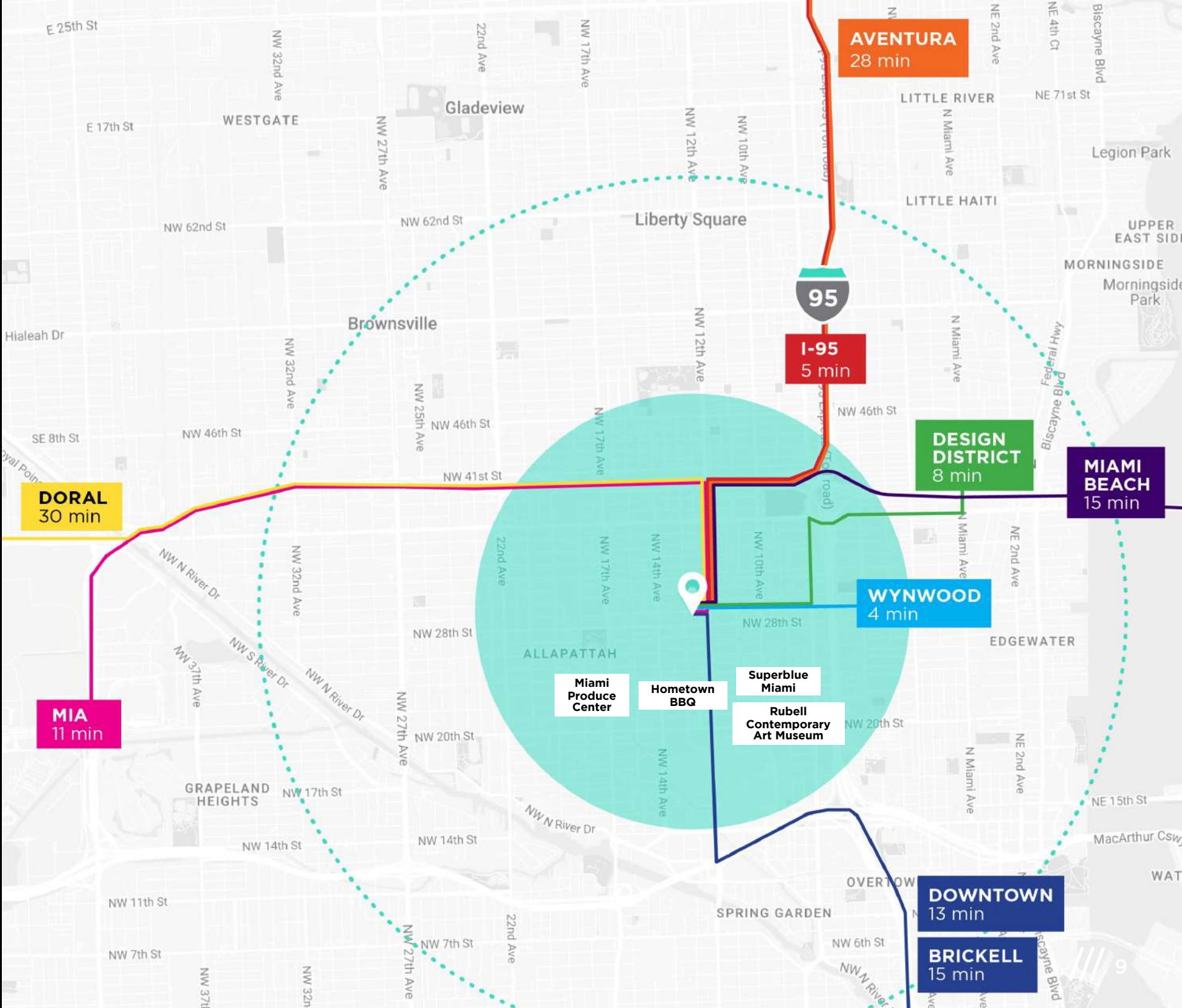
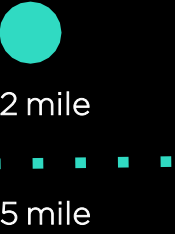
BUILDING #1

BUILDING #2

PARKING

Context Map

- Airport:** 11 min
- Wynwood:** 4 min
- Design District:** 8 min
- I-95:** 5 min
- Doral:** 30 min
- Aventura:** 28 min
- Downtown:** 13 min
- Brickell:** 15 min
- Miami Beach:** 15 min



GRIDLINE

PROPERTIES

1260 & 1270 NW 29TH ST

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FOLLOW US



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