



**FOR SALE**

**2814 NW 17TH AVENUE  
MIAMI, FL 33142**

**ALLAPATTAH RETAIL WITH  
DEVELOPMENT UPSIDE**

**SELLER FINANCING AVAILABLE**

**STL**  
COMMERCIAL

# OVERVIEW

2814 NW 17 AVE is located just off 29 ST, one of Allapattah's main corridors, that connects Allapattah to Wynwood and Edgewater. The property sits on 17th Avenue, another main corridor, which sees an average of 19,500 cars a day. This property is located in one of Miami's most sought after and fastest growing submarkets as the city expands westward.

The property has a retail/office building in the front of the property and a warehouse style building in the back. The front building is 1,500 SF and the back building is 900 SF.

The property is zoned T6-8-O - allowing for mixed-use mid-rise development. The property is an ideal buy and hold for someone looking to collect rent and cash in on the appreciation of the area before developing. It would also be ideal for an owner user.

# SITE SUMMARY

LOT SIZE: 7,496 SF

BUILDING SIZE: 1,500 SF

ZONING: T6-8-0

ALLOWED USES: Retail, Restaurant, Office, Multi-family, Hotel, etc.

ALLOWED DENSITY: 25 Multi-family Units

ALLOWED HEIGHT: 8 Stories (Before Bonuses)

ASKING PRICE: \$1,450,000 (\$193/SF)

# HIGHLIGHTS

- JUST OFF 29 ST ON 17TH AVENUE CORRIDOR
- LOCATED NEAR MAJOR NEIGHBORHOODS
- DEVELOPMENT POTENTIAL
- VALUE ADD
- PARKING
- HIGH TRAFFIC CORRIDOR

SELLER FINANCING AVAILABLE PLEASE CONTACT BROKER FOR DETAILS



2814 NW 17TH AVENUE - MIAMI, FL 33142

**JOSHUA JIMENEZ** | COMMERCIAL ADVISOR | 305.753.4200

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

# BUILDING PHOTOS



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# INTERIOR PHOTOS



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# AERIAL IMAGE



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# AERIAL IMAGE



DOWNTOWN

BRICKELL

LITTLE HAVANA

28TH STREET

17TH AVENUE

29TH STREET

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# AERIAL IMAGE



LITTLE HAVANA

MIAMI RIVER

28TH STREET

17TH AVENUE

29TH STREET

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# DISTRICT MAP



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