



FOR SALE

**2828 NW 17TH AVENUE
MIAMI, FL 33142**

**ALLAPATTAH RETAIL WITH
VALUE ADD/DEVELOPMENT UPSIDE**

STL
COMMERCIAL

OVERVIEW

2828 NW 17 AVE is located just off of 29 ST, one of Allapattah's main corridors, that connects Allapattah to Wynwood and Edgewater. The property sits on 17 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 Miami expands westward.

The property has a 3,274 SF building, that is split into three spaces currently occupied by a barbershop, an office (to be delivered vacant), and a shipping service tenant. Spaces of this size are in high demand from tenants and limited in supply making it easy to rent at optimal per foot numbers.

The property is zoned T6-8-O - allowing for mid-rise development. It allows for you to build a mixed-use project with 26 Multi-Family Units. The property is an ideal buy and hold for someone looking to collect rent and cash in on the sure appreciation of the area before deciding to develop. A buyer can also elect to tear down the building and develop in the more immediate future.

SITE SUMMARY

LOT SIZE: 7,627 SF

BUILDING SIZE: 3,274 SF

ZONING: T6-8-0

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

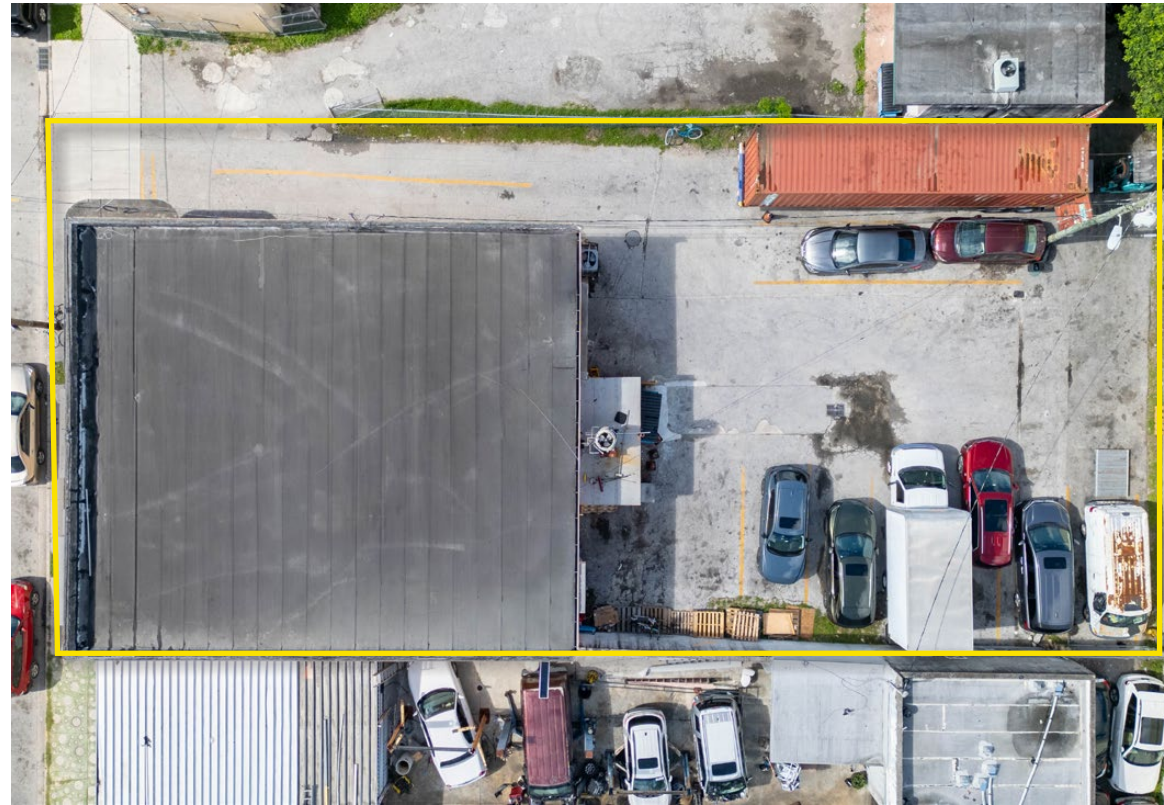
ALLOWED DENSITY: 25 Multi-family Units

ALLOWED HEIGHT: 8 Stories (Before Bonuses)

ASKING PRICE: \$1,800,000 (\$236/SF)

HIGHLIGHTS

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



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JOSHUA JIMENEZ | COMMERCIAL ADVISOR | 305.753.4200

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BUILDING PHOTOS



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INTERIOR PHOTOS



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AERIAL IMAGE



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AERIAL IMAGE



LITTLE HAVANA

MIAMI RIVER

28TH STREET

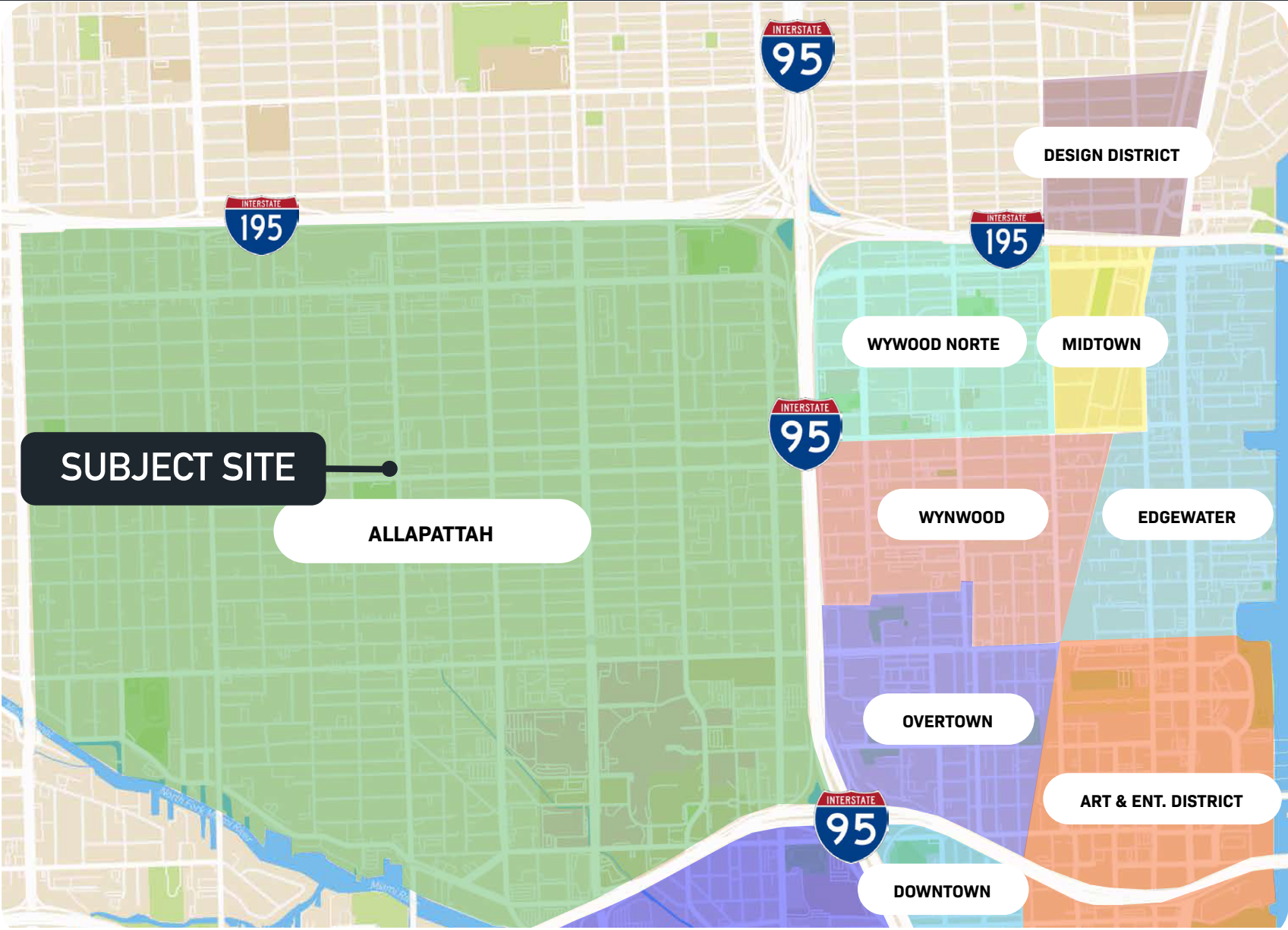
17TH AVENUE

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DISTRICT MAP



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