



ALLAPATTAH

CORNER COVERED OPPORTUNITY
2919 NW 8TH AVENUE
MIAMI, FL 33127

FOR SALE
THE ALPHA
COMMERCIAL

THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS®

742 NE 79th Street, Miami, FL 33138

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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.



LEARN MORE

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THE ALPHA COMMERCIAL ADVISORS® PRESENTS A CORNER INFILL OPPORTUNITY WITH UNDERLYING INDUSTRIAL ZONING ALONG ALLAPATTAH'S ESTABLISHED NW 29TH STREET COMMERCIAL CORRIDOR....

Offering total use optionality thanks to its highly sought-after D1 zoning, this asset sports an existing fourplex covered component providing near-term income while preserving long-term upside. The liberal D1 industrial/commercial underlying zoning allows for exceptional flexibility for uses like warehouse, storage, and automotive in addition to traditional retail/office, appealing to investors, users, and future redevelopment strategies alike.

Positioned just West of I-95 at the corner of the nearest full-block to Wynwood, the site benefits from strong visibility, stable traffic counts, and direct connectivity to major transportation routes & surrounding peripheral core neighborhoods. As demand for well-located and accessibly-sized industrial infill opportunities continues to intensify, this offering presents a compelling opportunity to secure a winning position, multi-exit asset in one of Miami's most resilient submarkets.



OFFERING SUMMARY

2919 NW 8TH AVENUE MIAMI, FL 33127

| | |
|----------------------|-----------------------|
| Neighborhood: | Allapattah |
| Existing Use: | Multi-family |
| Land Area: | 6,800 SF (0.16 acres) |
| Existing Bldg Area: | 2,844 SF |
| Zoning: | D1 (See Page 4) |
| Max. Height: | 8 stories |
| Traffic Count: | 13,700 AADT |
| Opportunity Zone: | Yes |
| Live Local Eligible: | Yes |
| Asking Price: | \$1,395,000 |

Click to View Due Diligence Folder

INVESTMENT HIGHLIGHTS

- Liberal Industrial Zoning:** Underlying D1 industrial zoning supports a broad range of the most high-demand uses including warehousing, flex, office, outdoor storage, EV charging, automotive, and with potential Live Local residential optionality subject to approvals.
- Multi-Exit Optionality:** Opportunity Zone-located and Live Local Eligible, the site offers multiple paths to revenue generation whether by re-developing, adding value to existing structure, or land-banking for a long-term hold.
- Covered Land Infill Advantage:** Secure a key piece of the puzzle in an emerging market with existing improvements allowing for immediate income production and long-term redevelopment or repositioning flexibility.
- Strategic Peripheral-Core Location:** Situated at the nearest block west of the Wynwood and I-95 with direct access to major employment & transportation corridors in the Allapattah submarket, benefiting from sustained investor demand and continued infill momentum.
- Assemblage Opportunity:** Rare opportunity for majority control of critical city block with add'l 0.90-acre assemblage available just east of subject site at 721-771 NW 29th Street. See page 5 for details and inquire w/ broker for pricing.

ZONING



2919 NW 8TH AVE

INDUSTRIAL ZONING

D1

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 | 156 units (1,000 du/acre) |
| MAX. HEIGHT | | 8 Stories |

BIRD'S EYE VIEW

50'

Lot Area:
6,800 SF (0.16 acres)

136'

NW 29TH ST

NW 8TH AVE

Assemblage Opportunity: Rare opportunity for majority control of critical city block with add'l 0.90-acre assemblage available just east of subject site at 721-771 NW 29th Street. Inquire w/ broker for details.



ASSEMBLAGE BREAKDOWN

| Address | Lot Area (SF) | Bldg Area (SF) | Zoning | Existing Use | #Doors |
|--------------------------------|----------------------------|----------------|--------|--------------------|-----------|
| 2919 NW 8 AVE | 6,800 | 2,844 | D1 | Multi-family | 4 |
| 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 |
| TOTAL: | 46,113 (1.06 acres) | 14,894 | | | 12 |
| SUBJECT SITE: | 6,800 (0.16 acres) | 2,844 | | | 4 |
| ASSEMBLAGE OPPORTUNITY: | 39,313 (0.90 acres) | 12,050 | | | 8 |

EAST VIEW



EDGEWATER

WYNWOOD NORTE

WYNWOOD

« NW 7TH AVE » 27,500 AADT



ASSEMBLAGE OPPORTUNITY

SUBJECT SITE

« NW 29TH ST » 13,700 AADT



MORGAN'S

ALLAPATTAH

SOUTH VIEW



NORTHEAST VIEW



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



3



2

1

JOSE DE DIEGO MIDDLE SCHOOL

ALLAPATTAH

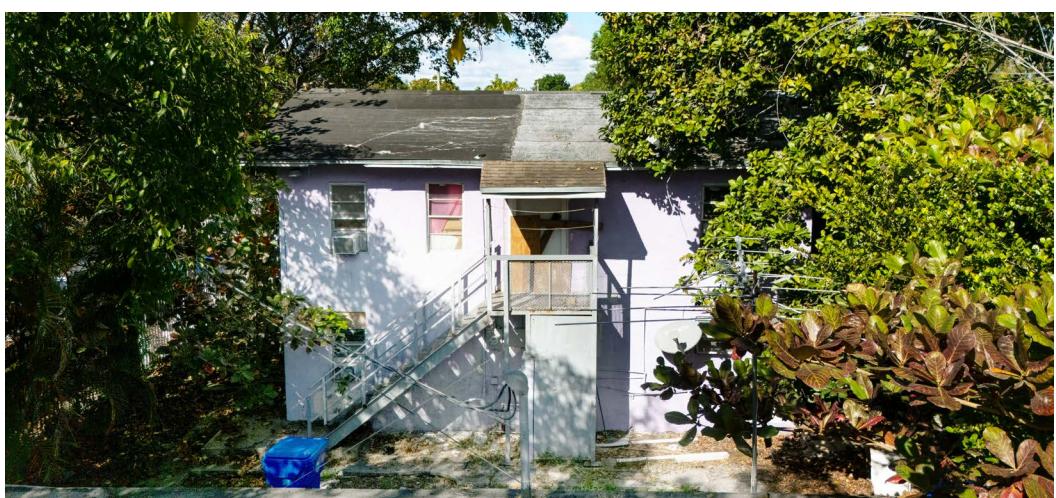
SUBJECT SITE

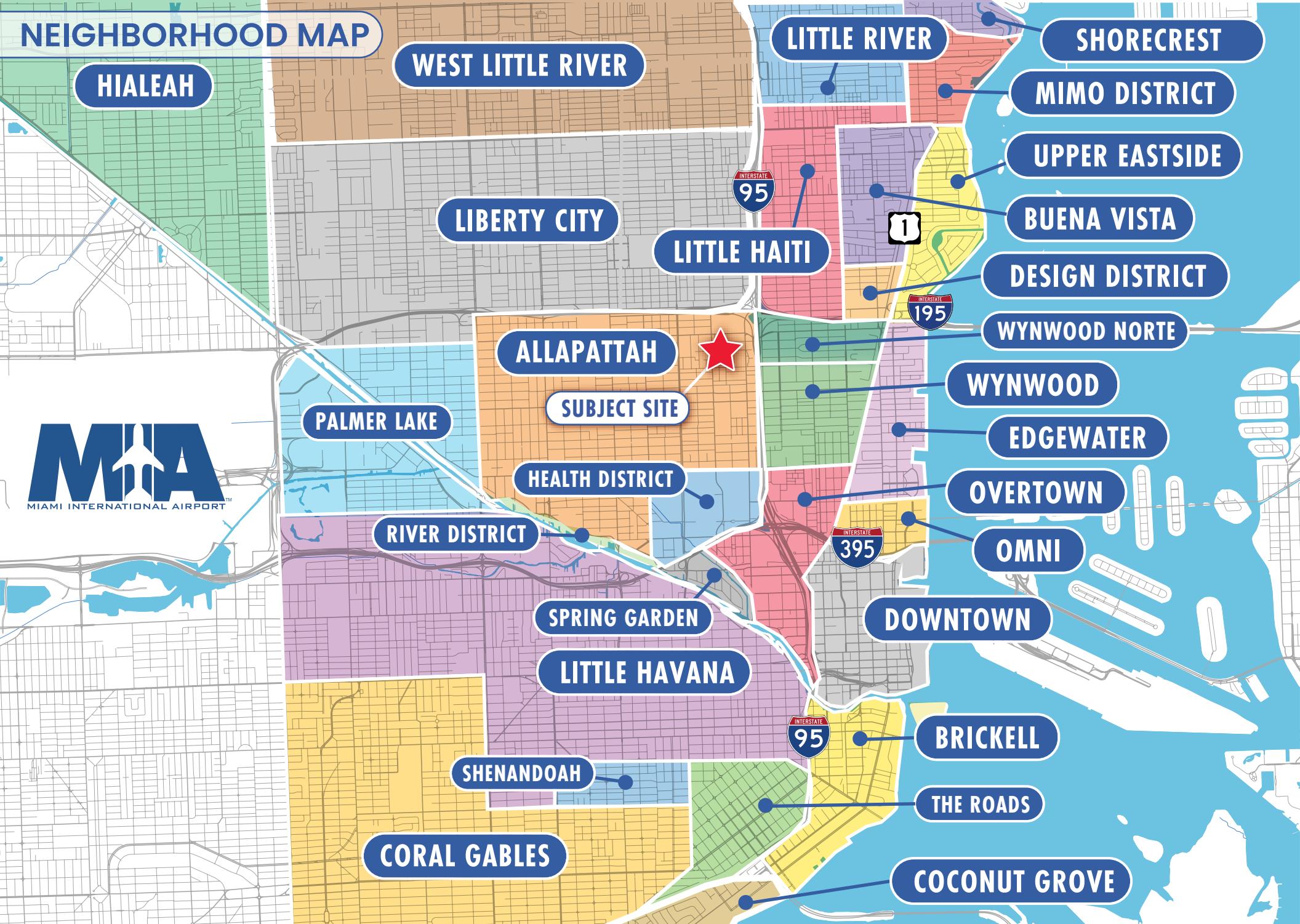
ASSEMBLAGE OPPORTUNITY

13,700 AADT

<< NW 29TH ST >>

EXTERIOR PHOTOS







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