



**ALLAPATTAH**

**CORNER COVERED OPPORTUNITY**

**2919 NW 8<sup>TH</sup> AVENUE**

**MIAMI, FL 33127**

**FOR SALE**

**THE ALPHA  
COMMERCIAL**



# THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS®

742 NE 79<sup>th</sup> Street, Miami, FL 33138

🌐 [www.thealphacomm.com](http://www.thealphacomm.com)

📷 [thealphacommercial](https://www.instagram.com/thealphacommercial)

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 CORNER INFILL OPPORTUNITY WITH UNDERLYING INDUSTRIAL ZONING ALONG ALLAPATTAH'S ESTABLISHED NW 29<sup>TH</sup> 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 8<sup>TH</sup> 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

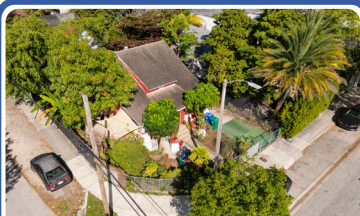
[Click to View Due Diligence Folder](#)

## 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 addtl 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 8<sup>TH</sup> AVE

## INDUSTRIAL ZONING

D1 D2

## 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'

NW 8<sup>TH</sup> AVE

Lot Area:  
6,800 SF (0.16 acres)

136'

NW 29<sup>TH</sup> ST

**Assemblage Opportunity:** Rare opportunity for majority control of critical city block with addtl 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
<b>TOTAL:</b>	<b>46,113 (1.06 acres)</b>	<b>14,894</b>			<b>12</b>
<b>SUBJECT SITE:</b>	<b>6,800 (0.16 acres)</b>	<b>2,844</b>			<b>4</b>
<b>ASSEMBLAGE OPPORTUNITY:</b>	<b>39,313 (0.90 acres)</b>	<b>12,050</b>			<b>8</b>



EAST VIEW

EDGEWATER



WYNWOOD NORTE

WYNWOOD



« NW 7<sup>TH</sup> AVE » 27,500 AADT



MORGAN'S

ASSEMBLAGE OPPORTUNITY

« NW 29<sup>TH</sup> ST » 13,700 AADT

ALLAPATTAH

SUBJECT SITE



# SOUTH VIEW

1	ARTS & ENT. DISTRICT	1.5 MILES
2	DOWNTOWN MIAMI	3 MILES
3	LITTLE HAVANA	2.2 MILES
4	HEALTH DISTRICT	1.8 MILES



« NW 7<sup>TH</sup> AVE » 27,500 AADT

ALLAPATTAH

« NW 29<sup>TH</sup> ST » 13,700 AADT

SUBJECT SITE





# NORTHEAST VIEW



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



JOSE DE DIEGO MIDDLE SCHOOL

ALLAPATTAH

« NW 7<sup>TH</sup> AVE » 27,500 AADT

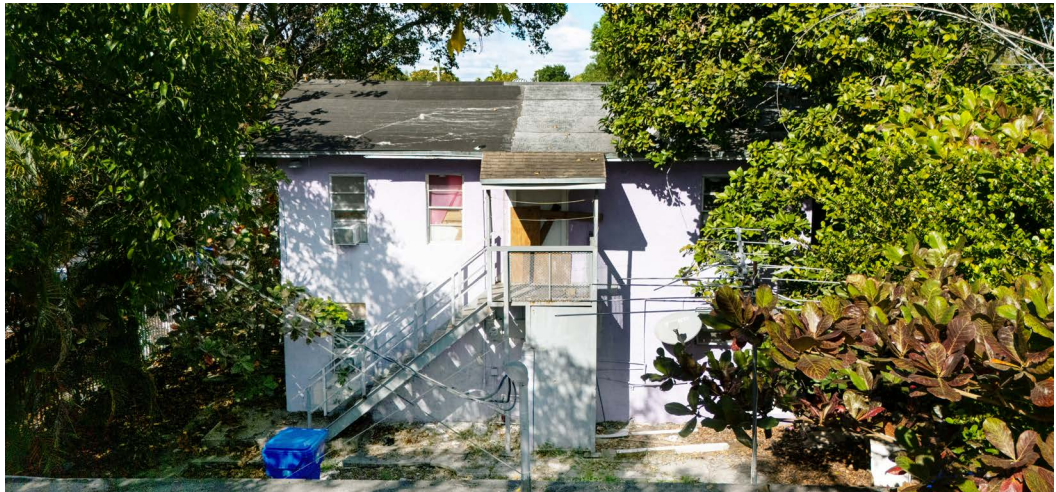
SUBJECT SITE

ASSEMBLAGE OPPORTUNITY

« NW 29<sup>TH</sup> ST » 13,700 AADT



# EXTERIOR PHOTOS





# NEIGHBORHOOD MAP

HIALEAH

WEST LITTLE RIVER

LITTLE RIVER

SHORECREST

MIMO DISTRICT

UPPER EASTSIDE

BUENA VISTA

DESIGN DISTRICT

WYNWOOD NORTE

WYNWOOD

EDGEWATER

OVERTOWN

OMNI

DOWNTOWN

BRICKELL

THE ROADS

COCONUT GROVE

LIBERTY CITY

LITTLE HAITI

ALLAPATTAH

SUBJECT SITE

PALMER LAKE

HEALTH DISTRICT

RIVER DISTRICT

SPRING GARDEN

LITTLE HAVANA

SHENANDOAH

CORAL GABLES







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LEARN MORE

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