



FOR SALE

1 ACRE DEVELOPMENT READY



Vacant Corner Land Parcel in Opa Locka

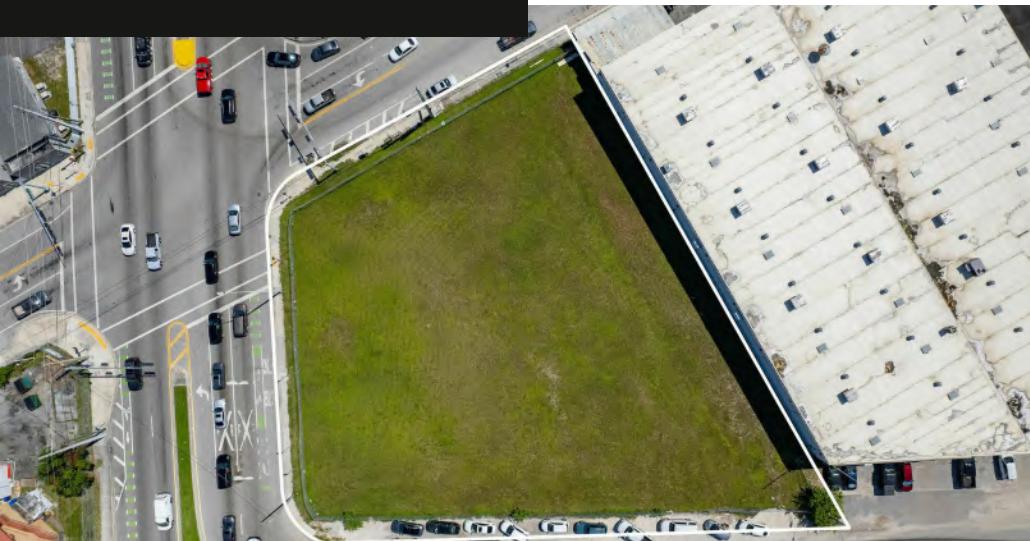
NWC ALI BABA AVE & NW 22ND AVE, OPA-LOCKA, FL



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NWC Ali Baba Ave & NW 22nd Ave, Opa-locka, FL



OFFERING SUMMARY

SALE PRICE: **\$1,850,000**

LOT SIZE: 0.98 Acres

ZONING B-2
Commercial Liberal,
Corridor Mixed Use

PROPERTY DESCRIPTION

SVN Commercial Realty is pleased to present for sale a ± one acre, development-ready, land parcel occupying a prime corner lot in Opa Locka. Site boasts excellent frontage on two major area thoroughfares - 500' frontage on NW 22nd Avenue and 400' on Ali Baba Avenue. Zoning is B-2 (Commercial Liberal), Mixed Use Corridor.

PROPERTY HIGHLIGHTS

- ± 1 Acre Development-Ready Vacant Land
- Located at the NW Corner of Ali Baba Ave & NW 22nd Ave
- Plans for a Mixed Use Development Consisting of a Multi-Story, Medical, Education, and Office (EOB) Building Have Been Approved by the City of Opa Locka Commission.
- B-2 (Commercial Liberal) with Corridor Mixed Use Overlay Allows for a Variety of Commercial, Retail, Residential and, possibly, Industrial Commercial Uses.
- Approved Plans Available Upon Request
- Utilities: Electric, Gas, Municipal Water & Sewer All Extended to Site



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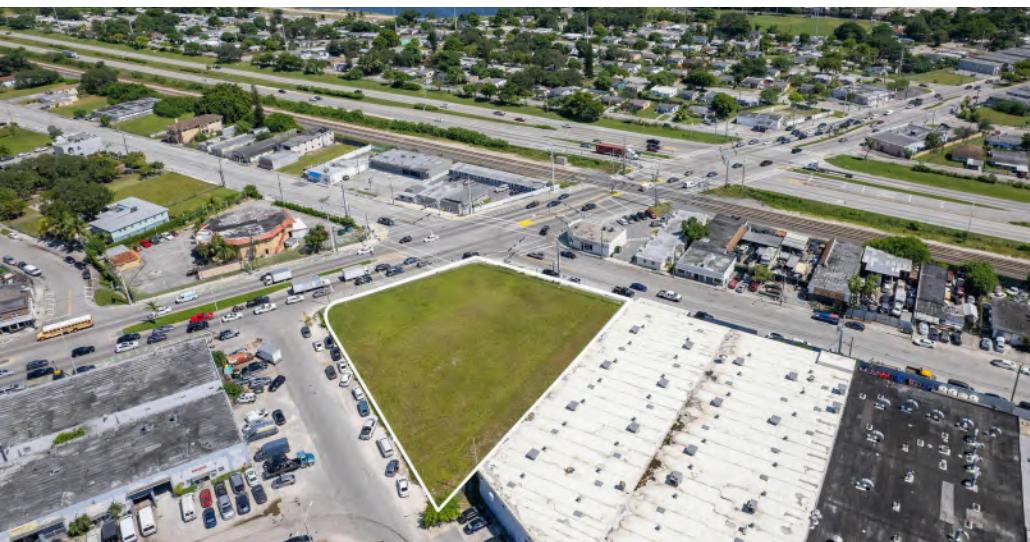
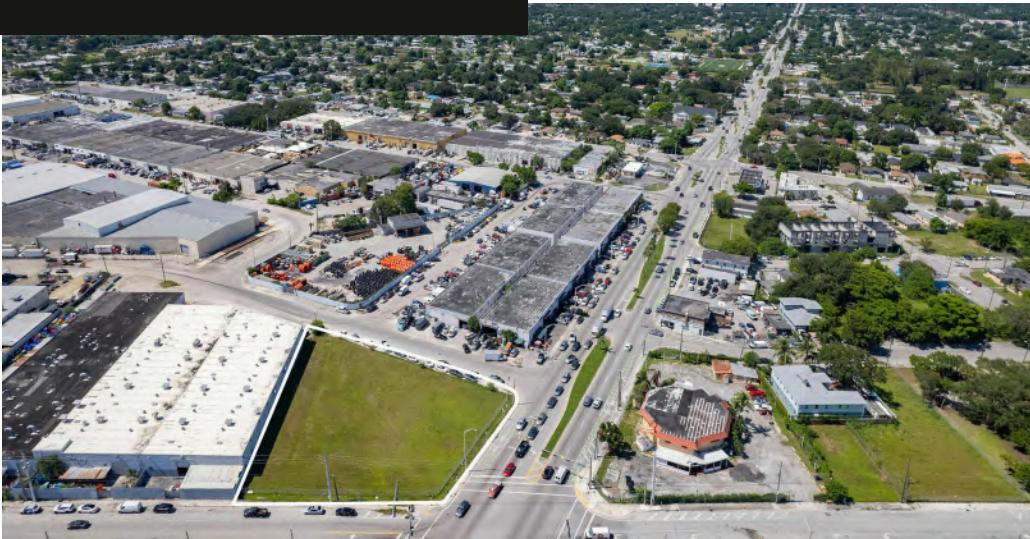
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ZONING DESCRIPTION | B-2 LIBERAL COMMERCIAL

Site is zoned B-2 Liberal Commercial which allows for a variety of retail and/or service oriented convenience commercial uses that serve basic everyday consumer needs. Other acceptable commercial uses include:

- Select Public & Institutional Uses
- Select Recreation & Entertainment Uses
- Public & Charter Schools

CORRIDOR MIXED USE OVERLAY ZONING DISTRICT

Properties located in the Corridor Mixed Use Overlay Zoning District that are immediately adjacent to industrial districts, can be developed with industrial-commercial mixed use in keeping with the regulations in place for that district.

In addition, Corridor Mixed Use Overlay Zoning District allows development of residential/commercial mixed used of up to 150 units per acre, for example, 150×0.976 (subject)= 146 units.



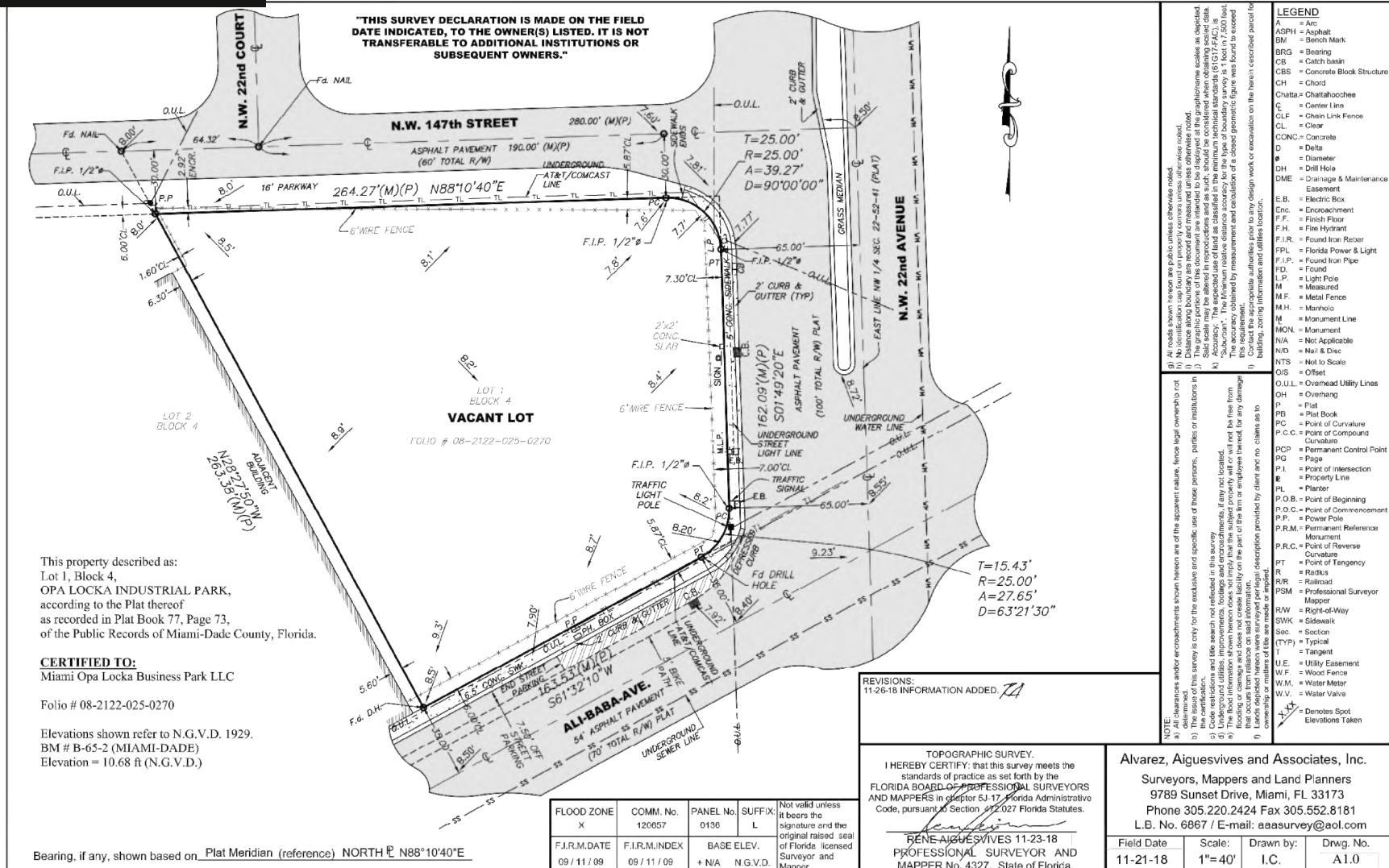
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This property described as:
Lot 1, Block 4,
OPA LOCKA INDUSTRIAL PARK,
according to the Plat thereof
as recorded in Plat Book 77, Page 73,
of the Public Records of Miami-Dade County, Florida.

CERTIFIED TO:

CERTIFIED TO: Miami Opa Locka Business Park LLC

Folio # 08-2122-025-0270

Elevations shown refer to N.G.V.D. 1929.
BM # B-65-2 (MIAMI-DADE)
Elevation = 10.68 ft (N.G.V.D.)

Bearing, if any, shown based on Plat Meridian (reference) NORTH P N88°10'40"E

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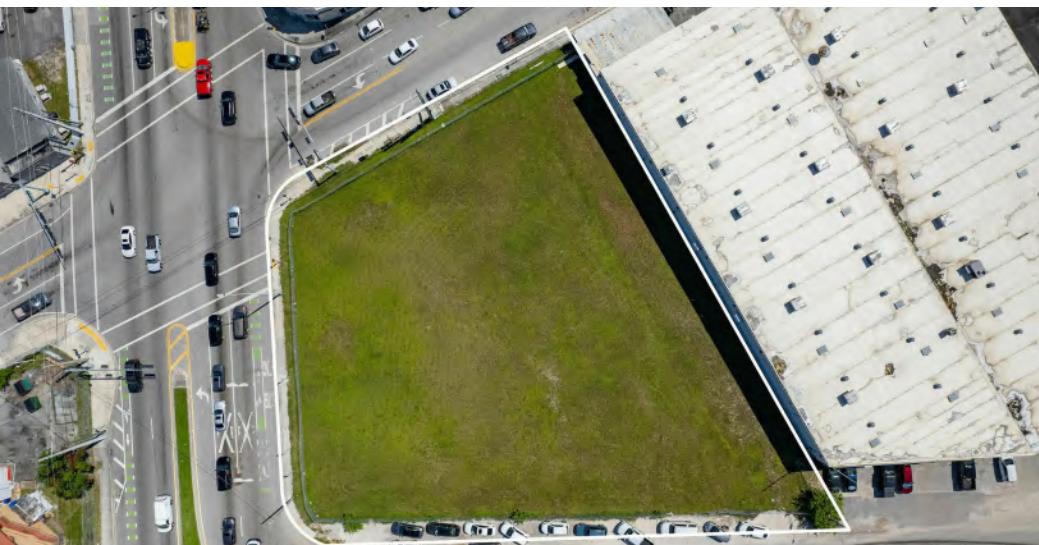




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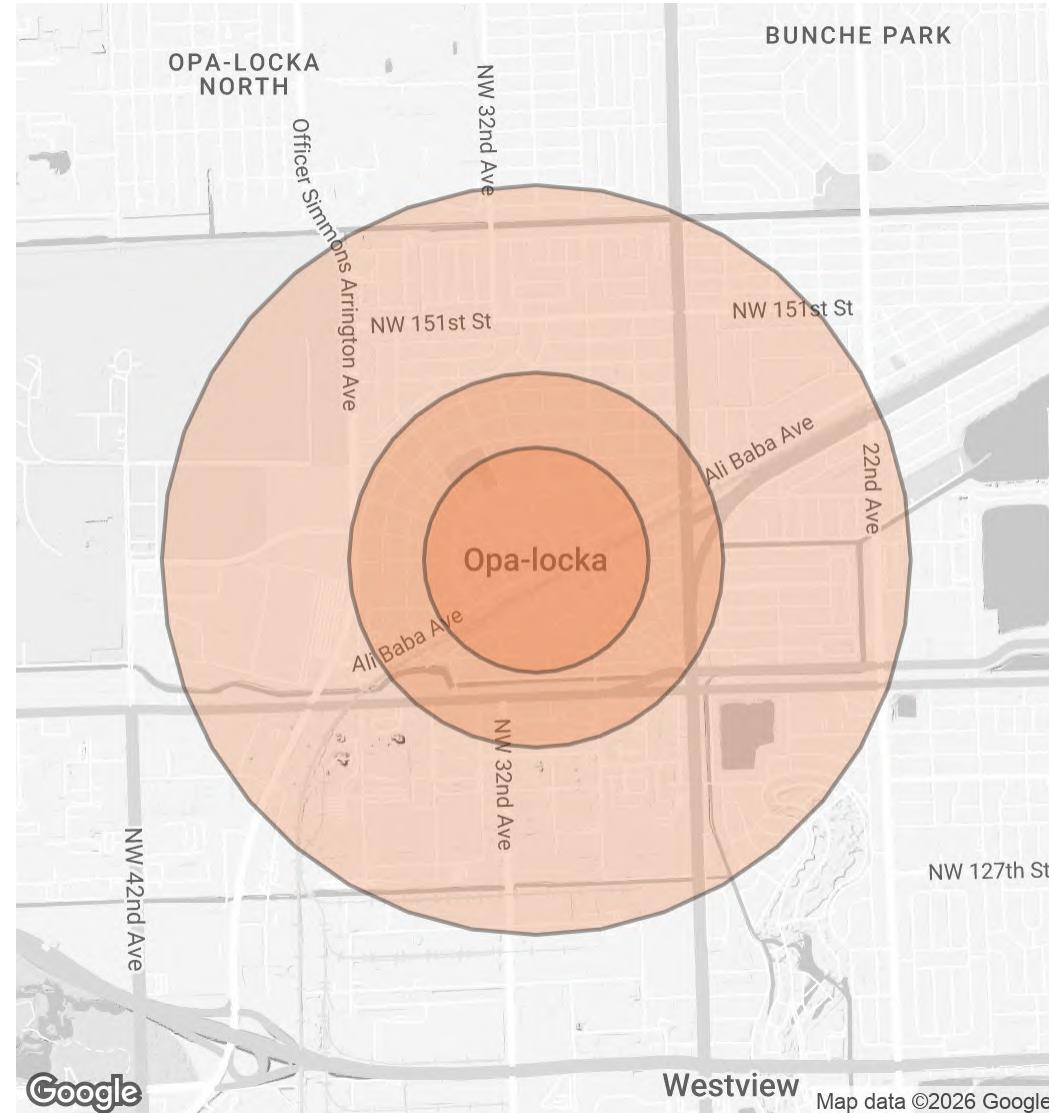




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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
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TOTAL POPULATION 1,172 4,265 17,158

AVERAGE AGE 37 38 40

AVERAGE AGE (MALE) 36 37 38

AVERAGE AGE (FEMALE) 38 39 41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
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TOTAL HOUSEHOLDS 389 1,391 5,705

OF PERSONS PER HH 3 3.1 3

AVERAGE HH INCOME \$54,146 \$59,685 \$58,064

AVERAGE HOUSE VALUE \$238,885 \$264,048 \$300,306

TRAFFIC COUNTS

ALI BABA AVE & NW 22ND AVE /day

Demographics data derived from AlphaMap



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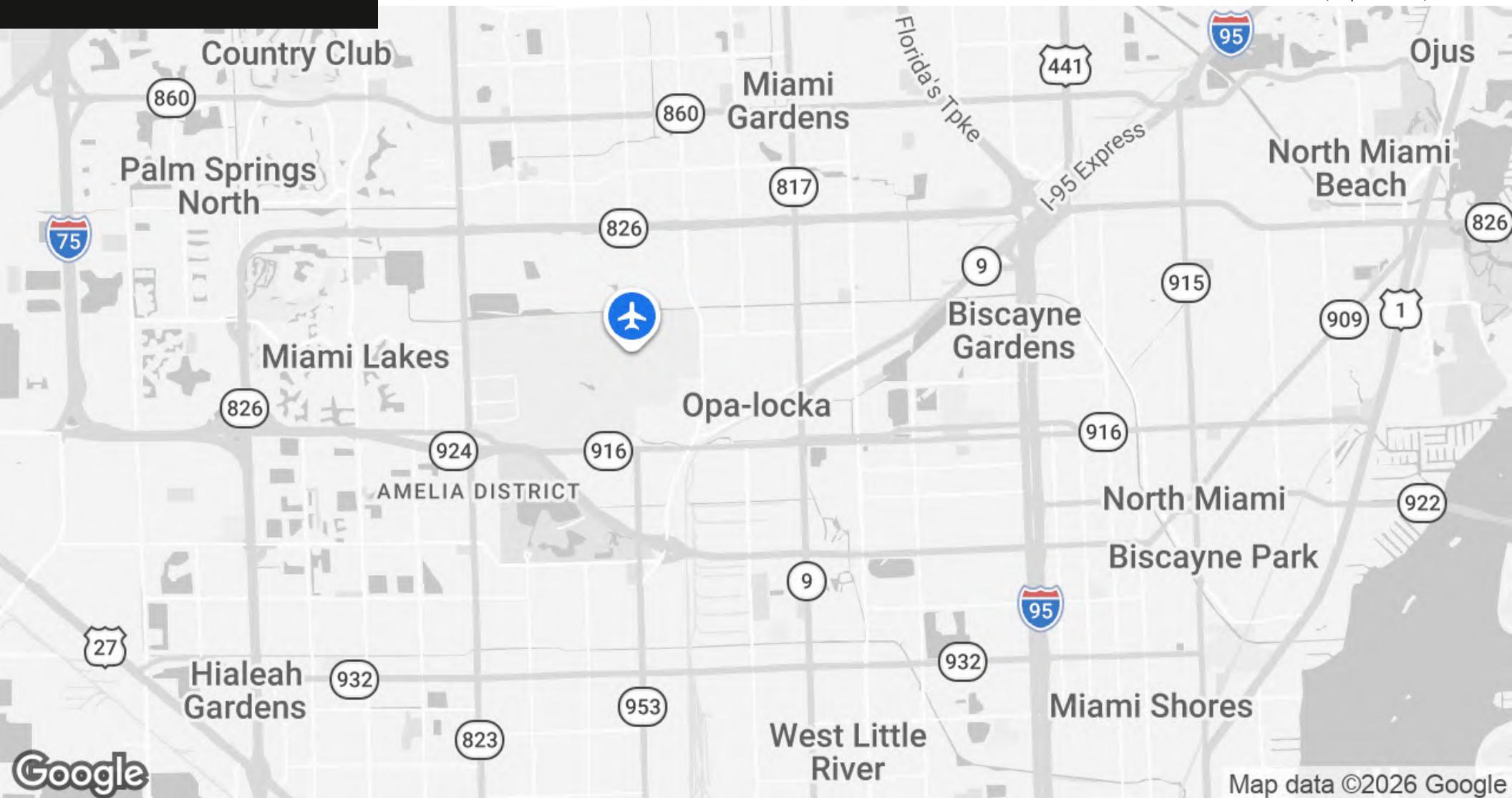




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Map data ©2026 Google



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