



# FOR SALE

**1 ACRE DEVELOPMENT READY**

## **Vacant Corner Land Parcel in Opa Locka**

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

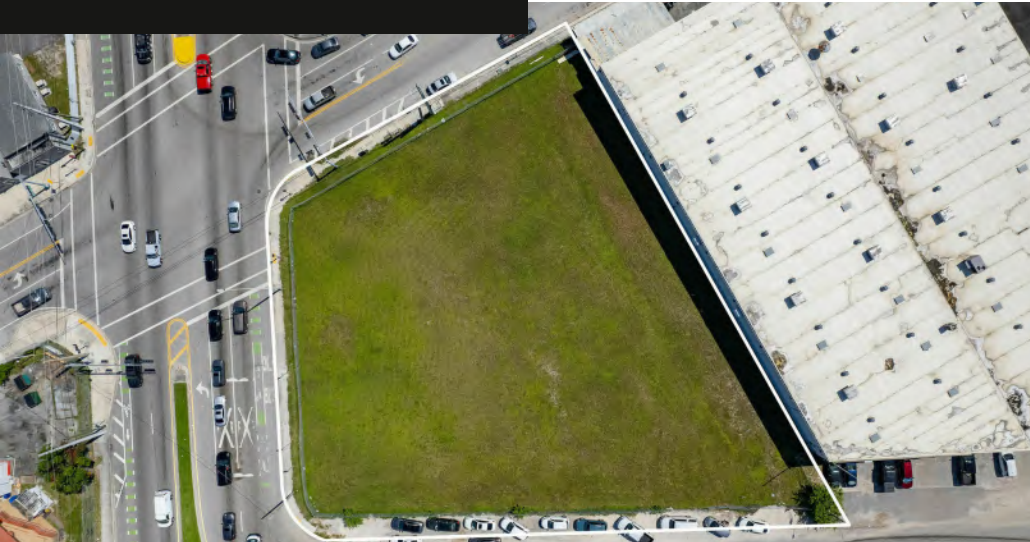




# FOR SALE

## Vacant Corner Land Parcel in Opa Locka

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  $\pm$  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

- $\pm$  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



**Joel A. Kattan, SIOR**  
Senior Director  
O: 954.448.8531  
joel@svncr.com



**Anthony Peragine**  
Senior Advisor  
O: 786.643.0416  
anthony@svncr.com





# FOR SALE

## Vacant Corner Land Parcel in Opa Locka

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



### 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,  $150 \times 0.976$  (subject)= 146 units.



**Joel A. Kattan, SIOR**  
Senior Director  
O: 954.448.8531  
joel@svncr.com



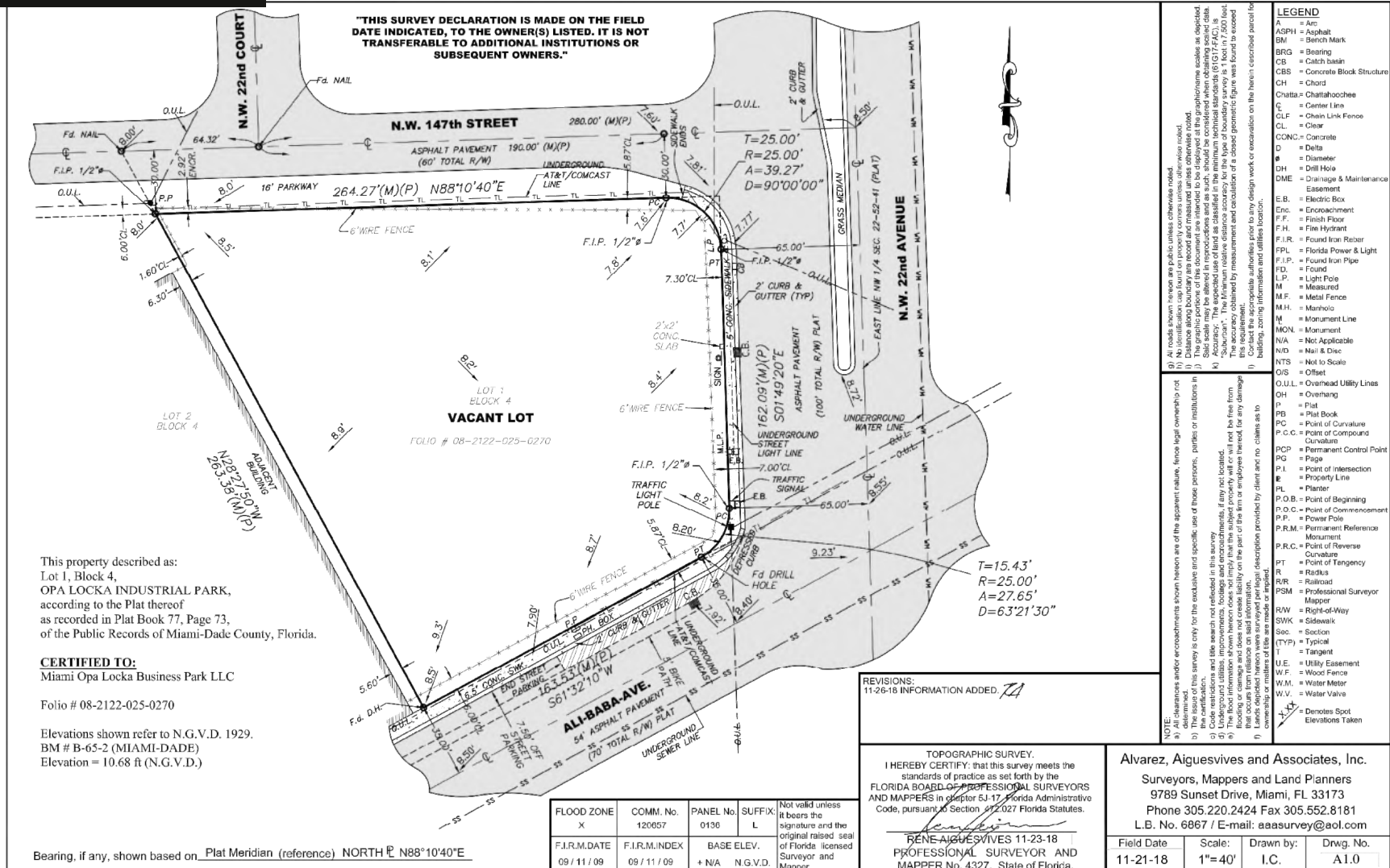
**Anthony Peragine**  
Senior Advisor  
O: 786.643.0416  
anthony@svncr.com





## Vacant Corner Land Parcel in Opa Locka

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



**Joel A. Kattan, SIOR**  
Senior Director  
O: 954.448.8531  
joel@svncr.com



**Anthony Peragine**  
Senior Advisor  
O: 786.643.0416  
anthony@svncr.com

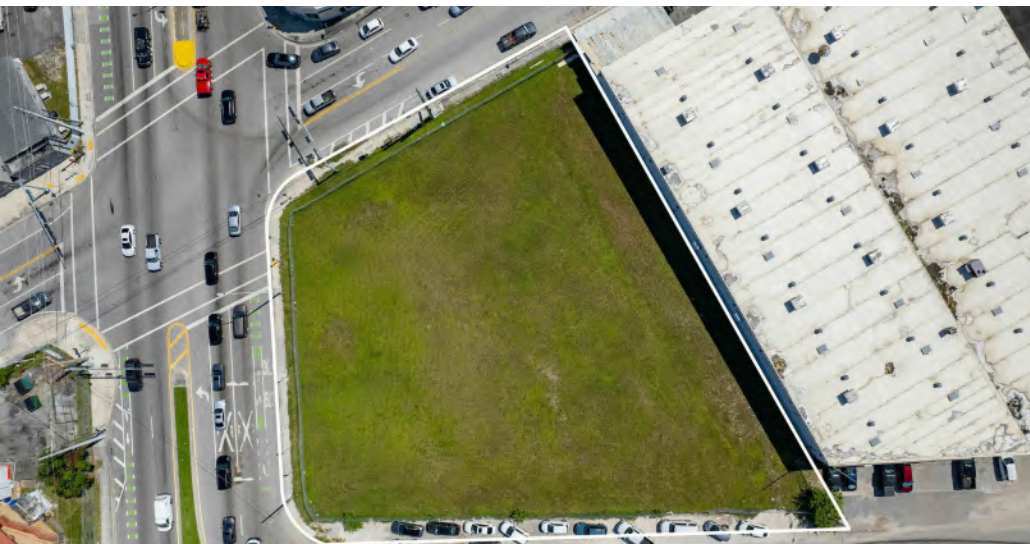




# FOR SALE

## Vacant Corner Land Parcel in Opa Locka

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



**Joel A. Kattan, SIOR**  
Senior Director  
O: 954.448.8531  
joel@svncr.com



**Anthony Peragine**  
Senior Advisor  
O: 786.643.0416  
anthony@svncr.com







# FOR SALE

## Vacant Corner Land Parcel in Opa Locka

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



**Joel A. Kattan, SIOR**  
Senior Director  
O: 954.448.8531  
joel@svncr.com



**Anthony Peragine**  
Senior Advisor  
O: 786.643.0416  
anthony@svncr.com







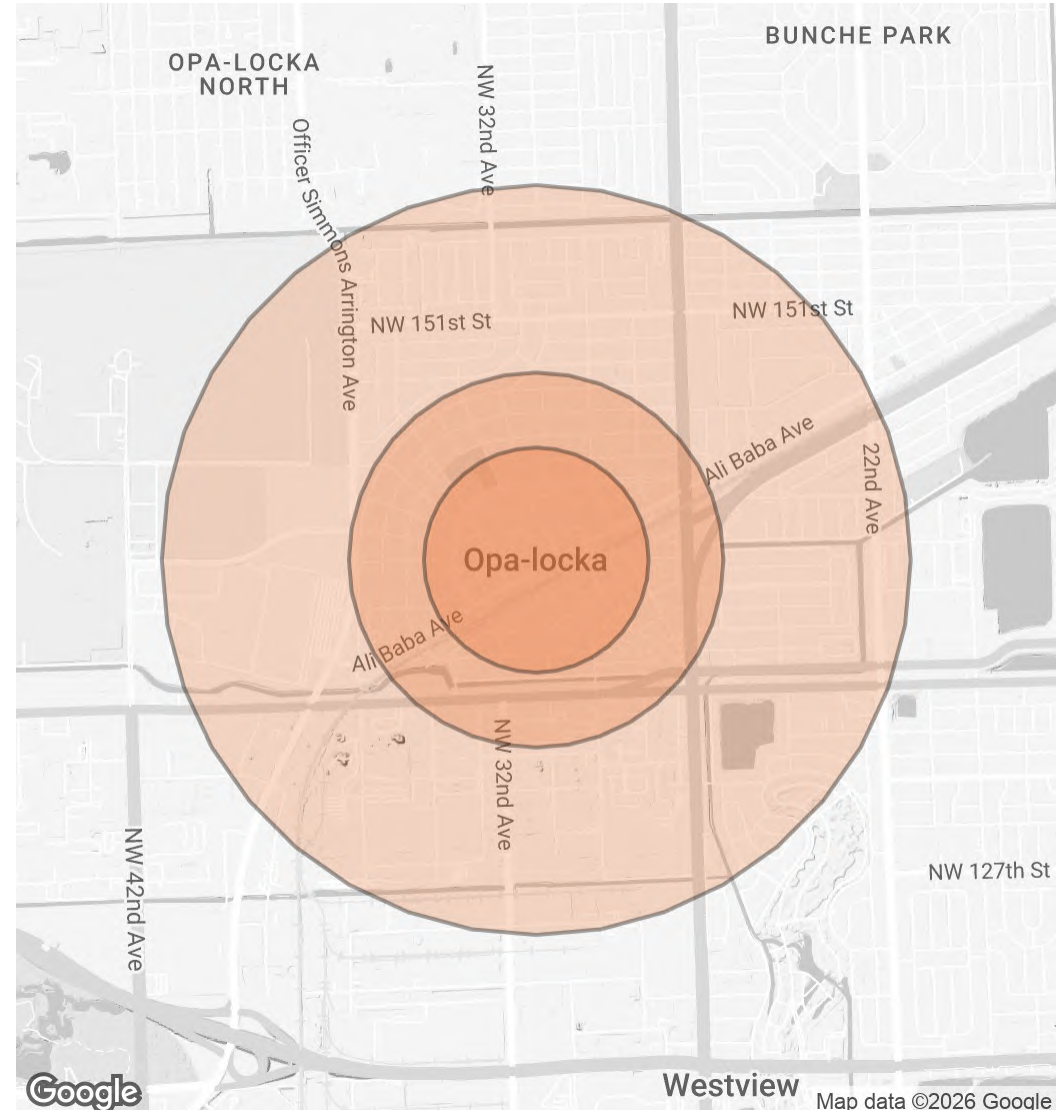
# FOR SALE

## Vacant Corner Land Parcel in Opa Locka

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

POPULATION	0.3 MILES	0.5 MILES	1 MILE
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
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



**Joel A. Kattan, SIOR**  
Senior Director  
O: 954.448.8531  
joel@svncr.com

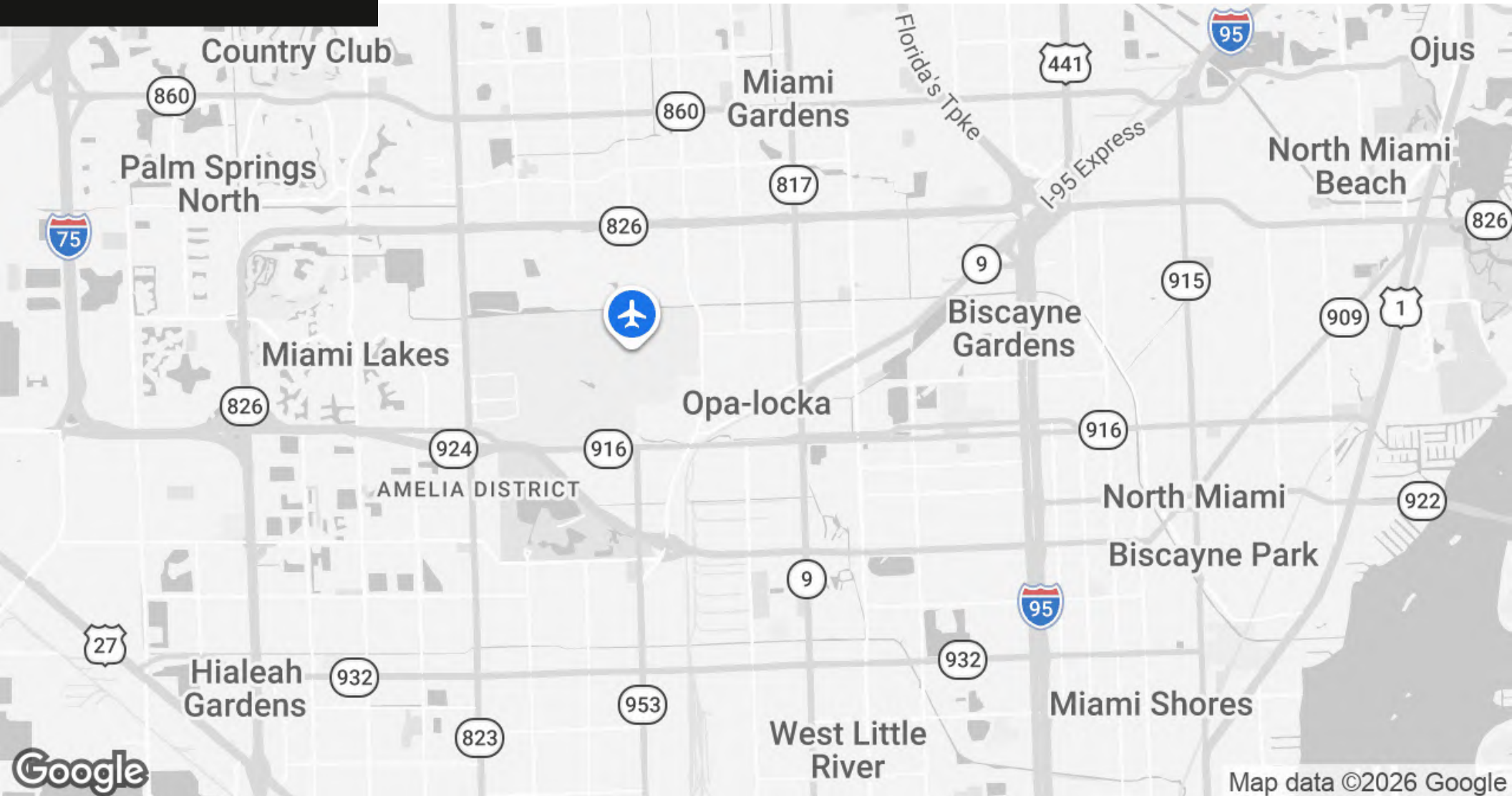


**Anthony Peragine**  
Senior Advisor  
O: 786.643.0416  
anthony@svncr.com



## Vacant Corner Land Parcel in Opa Locka

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



Map data ©2026 Google



**Joel A. Kattan, SIOR**  
Senior Director  
O: 954.448.8531  
joel@svncr.com



**Anthony Peragine**  
Senior Advisor  
O: 786.643.0416  
anthony@svncr.com





# FOR SALE

## Vacant Corner Land Parcel in Opa Locka

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



**Joel A. Kattan, SIOR**  
Senior Director  
O: 954.448.8531  
joel@svncr.com



**Anthony Peragine**  
Senior Advisor  
O: 786.643.0416  
anthony@svncr.com

