

1000 NW 23 St Miami FL Will be sold at the price negotiated by the Buyer and the Seller.

Highlights

For information on multiple projects being developed in ALLAPATTAH PLEASE CLICK HERE.

<https://therealdeal.com/miami/tag/allapattah/>

Just Sold for \$18,750,000. Across the Metrorail tracks from the proposed SAP site is a warehouse owned by Miami Avenue Holding Company, controlled by Rosinella Italian Trattoria owner

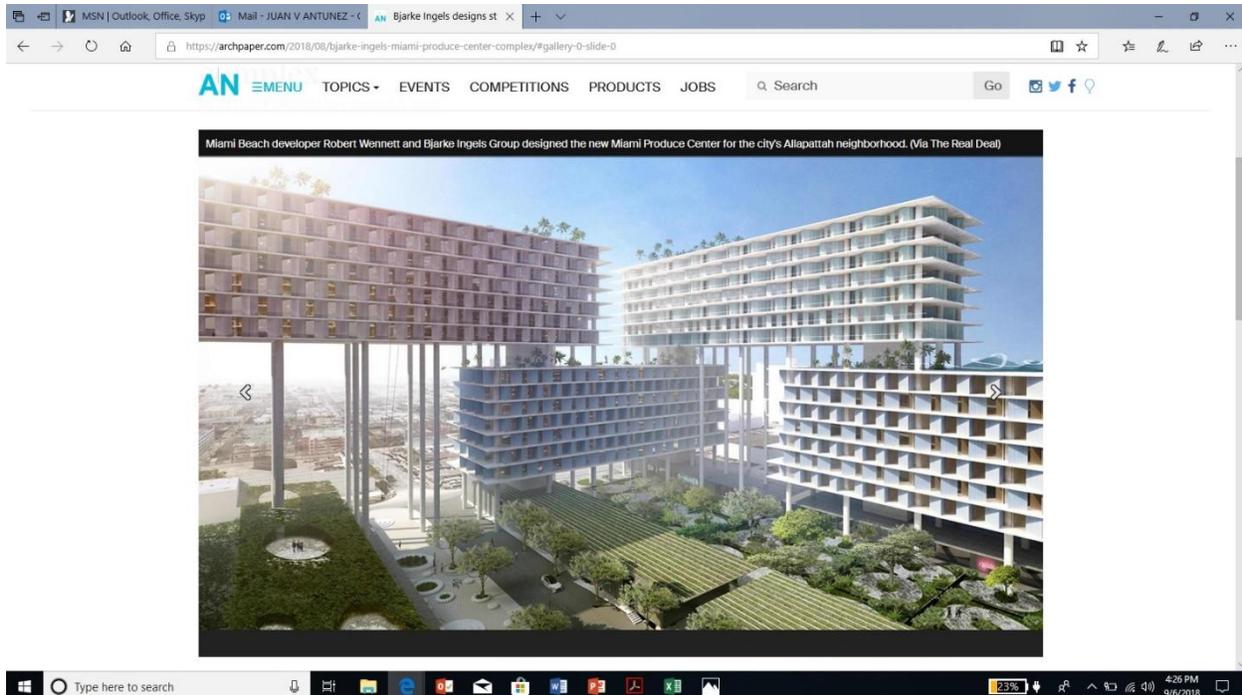
The property at 1101 and 1109 Northwest 22nd Street features a two-story, 101,000-square-foot building on 80,000 square feet of land. It's zoned for D2 industrial development and up to eight stories.

- **North of the Jackson Memorial Hospital Health District bounded by NW 20th St and the Dolphin Expressway**
- **River Landing: eight-acre, two million-square-foot mixed-use development, with 426,000 SF of retail and 475 market apartments. 1500 NWN River Dr**

Art World

Mega development at 1200 NW 22 ST.

<https://archpaper.com/2018/08/bjarke-ingels-miami-produce-center-complex/#gallery-0-slide-0>



Miami Beach developer Robert Wennett and Bjarke Ingels Group designed the new Miami Produce Center for the city's Allapattah neighborhood. (Via The Real Deal)

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[Bjarke Ingels Group](#) is teaming up with [Miami Beach](#) developer Robert Wennett to design a mega mixed-use project dubbed the Miami Produce Center for that city's Allapattah neighborhood.

[The Real Deal](#) reported that Wennett's Miami Produce Center LLC aims to construct an eight-building development outfitted with residential units, offices, retail, a hotel, a school, and a parking garage, according to a Special Area Plan recently filed to the City of Miami. [Property records](#) show the plan for the new buildings covers an 8.54-acre block at 12th Avenue and 21st Street—all of which was bought for a grand total of \$16 million back in 2016.

Initial renderings for the Miami Produce Center reveal Wennett's futuristic and tropical vision for the multi-leveled urbanscape. BIG's design centers around stacked, rectangular structures, all varying in height and set atop thin stilts. The interconnected buildings, with their exposed floor plates, tilted walls, and angular views, are laid out like horizontal Jenga—some reaching as high as 19 stories. Rooftop plantings and greenery soften the stark design while a landscaped plaza,

Sites near Wennett's proposed Allapattah development hit the market

Now that plans for Robert Wennett's mixed-use project in Allapattah have been unveiled, more investors are listing their nearby properties for sale.

Wennett, who sold [1111 Lincoln Road](#) last year to German investment fund Bayerische Versorgungskammer for \$283 million, is now focusing on Allapattah. His Miami Produce Center LLC is proposing a special area plan for the properties on Northwest 21st and 22nd streets, and between Northwest 13th and 12th avenues, just west of the Santa Clara Metrorail station.

That project, designed by Danish starchitect Bjarke Ingels, would include 1,200 apartments, a 227-room hotel, a 500-student special training vocational school, 74,800 square feet of retail and 231,000 square feet of office space.

Wennett's going before the [Miami Urban Development Review Board](#) on Wednesday. It marks the first major project for Allapattah, which is east of Miami International Airport and west of Wynwood.

“With Allapattah, the most important thing is that we present it to the right audience. It's not a typical land play,”

said Phil Gutman, president of Brown Harris Stevens Miami. “Years back, no one wanted to touch Wynwood.”

[Doino](#), an Italian restaurateur who also owns the Sunset Juice Cafe, Rosinella Market and Due Baci in the Sunset Harbour neighborhood, paid a combined \$1.65 million for the Allapattah buildings between 2012 and 2016, and spent at least \$3 million renovating the warehouses.

The Rubell Family Collection is in the midst of building its new [100,000-square-foot museum](#) one block north at 1100 Northwest 23rd Street.

A number of other sites are also on the market in Allapattah, including a warehouse at 1395 Northwest 22nd Street, which is asking \$3.85 million, according to Costar. The SunTrust bank branch building at 1400 Northwest 20th Street, just south of Wennett’s project site, is reportedly under contract. It was asking \$6.85 million.

And in January, High Top Productions LLC listed the warehouse at 1034 Northwest 23rd Street for \$8 million.

[Besides Wennett](#), other new investors in the industrial neighborhood include commercial broker Lyle Stern, Michael Simkins and Wynwood developer Moishe Mana. In August, Mana added to his Allapattah assemblage with the \$5 million purchase of 2301 Northwest Seventh Avenue. He

now controls at least 6.6 contiguous acres on the west side of I-95.

Rubell 100000 Square Feet Museum at 1100 NW 23 St

[yesRubell Family Collection | Art Collections Wynwood](#)

<https://therealdeal.com/miami/2017/06/01/rubell-family-collection...>

The **Rubell Family** Collection has taken out a \$16 million dollar **mortgage** on properties it owns in Wynwood, amid plans to move its **art** collection to **Allapattah**.

<https://therealdeal.com/miami/2017/06/01/rubell-family-collection-takes-out-16m-mortgage-for-wynwood-properties/>



[December 2018 Rubell Family Collection Will Move to ...](#)

<https://allapattahcool.com/december-2018-rubell-family-collection...>

December **2018 Rubell Family** Collection Will Move to **Allapattah**. **Rubell Family** Collection Will Move to New Miami Campus. In December **2018**, the massive contemporary **art** ...

<https://allapattahcool.com/december-2018-rubell-family-collection-will-move-to-allapattah/>

The Rubell Family Collection Will Move to New Selldorf-Designed Miami Location in 2018

- <https://news.artnet.com/art-world/rubell-family-collection-gets-new-location-opening-2018-764237>

• **Las Vegas billionaire buys 21-acre Casino Miami, plans hotel**

- *Phil Ruffin paid cash for the 200K sq facility near Miami International Airport*

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- By [Katherine Kallergis](#) | December 06, 2018 01:00PM

- <https://therealdeal.com/miami/2018/12/06/las-vegas-billionaire-buys-21-acre-casino-miami-plans-hotel/>

- Las Vegas billionaire Phil Ruffin is gambling on a new city.
- Ruffin, who owns the Treasure Island Hotel and Casino in Vegas and a number of other businesses, bought Casino Miami, a 21-acre casino near Miami International Airport at 3500 Northwest 37th Avenue, according to a press release.
- Property records show Fronton Holdings LLC, tied to Boston-based Summit Partners, sold the sprawling site. The 200,000-square-foot facility includes 1,000 slot machines with a license to hold up to 2,000, an electronic table game area with digital blackjack and roulette, a club, bar, restaurant, jai-alai games and betting.
- Ruffin said in a statement that he looks forward to entering the [gaming market](#) with this deal, and expects to unveil plans for the property soon. It will remain Casino Miami. He told the Wichita Eagle that he paid cash for the property, but declined to disclose a purchase price. He also said he plans to build a hotel on the site.

- By purchasing an operating casino, Ruffin is bypassing a [new Florida law](#) that requires any future gambling facility not located on tribal land be approved by 60 percent of Florida voters.
- Voters approved the ballot measure in November, which means that developers like Jeffrey Soffer, who has long been rumored to try to bring gambling to his Fontainebleau Miami Beach, would have to launch a statewide campaign to approve it at his properties. (He would also need to go to Florida voters should he decide to expand the [Mardi Gras Casino and Race Track](#), which he purchase...

Allapattah Development Site | 2137 NW 36 ST, Miami, FL 33142

MSP Group LLC | 7480 Bird Road PH 830 Miami, FL 33155 |

www.MSPGroup.com

Allapattah Overview

Is Allapattah the next hot Miami neighborhood

“It’s the newest chapter in the by-now familiar Miami story of gentrification”

February 8, 2017

<https://www.miamiherald.com/real-estate/article131584324.html>

Jackson Memorial Hospital

files building permit

for \$174M rehab center

“Jackson Memorial Hospital is moving forward with its plans to build a \$174 million paralysis rehabilitation

hospital in its Miami

Health District campus”

April 26, 2018

<https://therealdeal.com/miami/2018/04/26/jackson-memorial-hospital-files-building-permit-for-174m-rehab-center/>

Threefold cafe to open new concept in

Allapattah & more

“Threefold Cafe and Relentless Roasters are joining forces to launch a new concept in Allapattah”
April 12, 2018

<https://therealdeal.com/miami/2018/04/12/the-weekly-dishthreefold-cafe-to-open-new-conceptin-allapattah-more/>

Investors pick up development sites in

Allapattah and Miami River

“Two development sites on the Miami River and in Allapattah sold”

March 12, 2018

<http://www.luxurylivinglistings.com/blog/2018/3/Investors-pick-up-development-sites-in-Allapattah-and-Miami-River.htm>

Miami’s 13 most walkable neighborhoods

- <https://miami.curbed.com/2017/9/19/16308928/miamis-most-walkable-neighborhoods>
-
- September 19, 2017

Mixed-use \$380M project on Miami River near Health District begins construction

“H&R REIT’s presentation estimated the construction cost of River Landing at \$380 million, plus average apartment rent of \$2.40 ”

July 17, 2017

<https://miami.curbed.com/2017/6/9/15771876/miami-river-project-now-entails-1500-units>

Allapattah assemblage sells for \$3.1M

“An assemblage of four parcels just sold for \$3.1 million in Allapattah, as investors continue to target the gritty Miami neighborhood west of Wynwood for redevelopment”

April 11, 2017

<https://therealdeal.com/miami/2017/04/11/allapattah-assemblage-sells-for-3-1m/>

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To View all the information on 1000 NW 23 St Miami FL please click on the links below

<http://www.loopnet.com/Listing/1000-NW-23rd-St-Miami-FL/11244586/?framed=1>

Please open all attachments

In particular

- **"Multiple Videos and Economic Development of the area The Next Wyndwood**

Attachments

- **Civica Center_122217_secured**
- **Retail Market Profile 5 10 15 minutes radius driving time**
- **floor plan**
- **"Multiple Videos and Economic Development of the area The Next Wyndwood**
- **If you are buying or selling click here because you will benefit**
-
- **Very high Walkability Score of 89**
-

- Youtube Videos

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- [0:31](#)

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- [For sale Miami FL 33127 at 1000 NW 23 ST](#)

- [Juan V Antunez](#)

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- 23 views 2 months ago

- Site at Corner NW 10 ST and NW 23 ST Miami FL 33127.



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- [1:50](#)

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- [for sale Miami FL 33127 at 1000 NW 23 St Easterly and Northern View](#)

- [Juan V Antunez](#)

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- 18 views 2 months ago

- For Sale Miami FL 33127 at 1000 NW 23rd St View from NW 10th Ave to Nw 12th Ave along NW 23 St Miami FL 33127.



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- [1:45](#)
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- [For Sale 1000 NW 23 St Miami FL last dec 10 18 high top QUIK 20180107 160641](#)
- [Juan V Antunez](#)
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- **13 views 2 months ago**
- **For Sale Miami FL 33127 Health District Jackson Memorial Hospital 1000 NW 23rd St.**



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- [0:40](#)
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- [for sale miami fl 33127 1000 NW 23 St Miami FL 33127](#)
- [Juan V Antunez](#)
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- **19 views 2 months ago**
- **View from NW 12th Ave to NW 10th Ave along NW 23rd St for sale 1000 NW 23 St Miami FL 33127.**



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- [1:18](#)

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- [For sale 1000 NW 23 St Miami FL 33127 Corner of NW 12th Ave and NW 23rd St Miami FL 33127](#)
- [Juan V Antunez](#)
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- 47 views 2 months ago
- Corner of NW 12th Ave and NW 23 St Miami FL in Allapattah Showing Health District and Santa Clara Metro Rail Station.



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- [0:50](#)
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- [For sale 1000 NW 23 St Miami FL 33127 Corner of NW 10th Ave and NW 23rd St Miami FL 33127](#)
- [Juan V Antunez](#)
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- 41 views 2 months ago
- Corner of NW 10th Ave and NW 23rd St. Notice how 10th Ave goes into the Health District after crossing Nw 20 St.



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- [2:29](#)
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- [For Sale Miami FL 33127 at 1000 NW 23rd St 360 degree view Corner of NW 10th Ave and NW 23rd St](#)
- [Juan V Antunez](#)
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