



# 14566 NW 22ND AVE OPA-LOCKA, FL 33054

## Property Highlights:

- **Versatile Zoning:** Current B-2 zoning supports a range of retail, fast food, and grocery store uses. Additionally, a mixed-use zoning overlay allows for up to 150 dwelling units per acre and 8 stories, offering significant development potential within the Urban Development Boundary.
- **Investment & Development Opportunity:** Ideal for investors, owner-users, or developers seeking a prominent location in a central hub with high visibility and traffic.
- **Strategic Location:** Positioned in a key area of Opa-Locka, ensuring strong market presence and accessibility.

## Features:

- **Expansive Lot:** 18,000 SF lot provides ample space for current operations and future expansion.
- **Flexible Uses:** Benefit from diverse zoning options and mixed-use capabilities under the Live Local Act 2024.
- **Urban Development:** Located within the Urban Development Boundary, enhancing potential for residential and commercial growth.

**PRICE: \$1,600,000**

Lot Size: 18,000 SF

Building Size: 7,344 SF

Zoning: B-2

## LIVE LOCAL ACT 2024

Recently passed Florida Legislation known as Live Local (officially Live Local 2024) aims to address the ongoing affordable housing crisis in the state.



**YUNIEL DE VARONA**

**C: 786.222.1373**

E: YV@FAUSTOCOMMERCIAL.COM

**MARKOS BERTOLOTTI**

**C: 305.632.2057**

E: MB@FAUSTOCOMMERCIAL.COM



VISIT FAUSTOCOMMERCIAL.COM  
1761 W FLAGLER ST, MIAMI, 33135