



## 8975 NW 27TH AVE, MIAMI, FL 33147

### HIGH-TRAFFIC LOCATION | PRIME DEVELOPMENT OR INVESTMENT OPPORTUNITY

Currently operating as a commercial truck sales & box truck assembly facility. Strategically positioned along Miami-Dade's Rapid Transit North Corridor, this property stands to benefit from the County's ongoing \$1.9 billion infrastructure program, which aims to expand and enhance the Metrorail system along NW 27th Avenue—dramatically improving connectivity, accessibility, and long-term development potential for the surrounding area.

### INVESTMENT HIGHLIGHTS

- Rare grandfathered zoning allows for a wide range of automotive uses
- Ideal for truck sales, assembly, auto services, or potential redevelopment
- Existing facility can be repurposed or reimagined for long-term value
- Located in a rapidly evolving corridor with strong investment upside
- Immediate access to major arteries including I-95 and SR 826

**PRICE: \$4,900,000**

Lot Size: 70,789 SF

### PERFECT FOR:

- Automotive Operators
- Industrial Redevelopment
- Owner-Users
- Strategic Investors

LIVE LOCAL ACT Redevelopment  
Opportunity

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