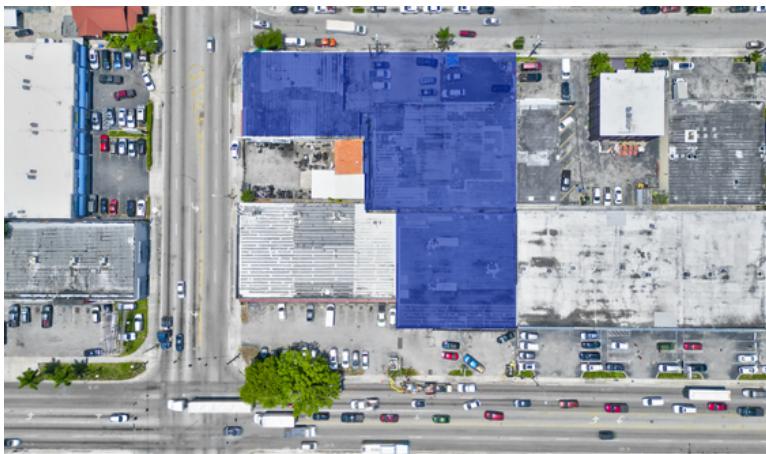




# ALLAPATTAH ASSEMBLAGE

315,000+ SF BUILDABLE ENVELOPE | LIVE LOCAL ACT

**\$11,000,000**



## 3-PARCEL ASSEMBLAGE | ±39,691 SF LOT

2189 NW 20TH ST | 2192 NW 21ST TER | 2053 NW 22ND AVE - MIAMI FL 33142

- 36.0 FLR & 1,000 UNITS/AC
- ZONING & MASSING COMPLETE
- 30% PARKING REDUCTION ELIGIBLE
- LIHTC & LLA ABATEMENT ELIGIBLE
- T6-8-O + D1 ZONING OVERLAY
- RARE TRIPLE FRONTAGE
- HIGH-GROWTH ALLAPATTAH CRA
- MINUTES TO HEALTH DISTRICT
- 12-STORY MIXED-USE CONCEPT
- PRIME WORKFORCE HOUSING HUB

UNLOCK INCOME POTENTIAL OR REIMAGINE A SPACE TO FIT YOUR BUSINESS GOALS. OUR EXPERT TEAM HANDLES EVERY STEP OF THE PROCESS.

LET US DO THE SAME FOR YOU - CONTACT US TODAY!

Disclaimer: Conceptual massing models and renderings shown are for illustrative purposes only. Final design subject to approvals. Buyers must perform their own due diligence.



Madelin  
Estupinan

PRINCIPAL/FOUNDER OF THE ESTUPINAN GROUP

COMMERCIAL DIVISION DIRECTOR

37 YEARS' EXPERIENCE

CCIM 101 GRADUATE 2005 / CB COMMERCIAL 2005

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