

FOR SALE

2047 NW 24 Ave

Miami, FL

\$2,175,000

Asking Price

5,000 SF

Building Size

7,350 SF

Lot Size

D2

Zoning

Office Flex

Use

ALLAPATTAH



Executive Summary

Metro 1 Commercial is pleased to present 2047 NW 24th Avenue, a 5,000 SF freestanding industrial building situated on a 7,350 SF lot within the thriving Allapattah neighborhood west of Wynwood.

Strategically located along the same corridor as New York’s flagship Museum of Sex (MoSex Miami) and Marquez Art Projects, the property lies in the heart of one of Miami’s most dynamic cultural enclaves. This section of Allapattah has become a magnet for museum expansions, creative institutions, and adaptive reuse developments—drawing sustained attention from global collectors, art professionals, and emerging creative enterprises.

Surrounding catalysts include Superblue Miami, the Rubell Museum, the Miami Produce Center transformation, Rebelle Museum, and several new multifamily developments contributing to increased walkability and year-round tenancy demand. The location also benefits from direct access to Wynwood, the Health District, Downtown Miami, and Miami International Airport, making this a rare opportunity at the center of Allapattah’s cultural and economic evolution.



2047 NW 24 AVE



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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Property Photos



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Museum of Sex

NW 21 STREET

Márquez Art Projects

NW 24 AVENUE



NW 20 STREET



NW 20 STREET

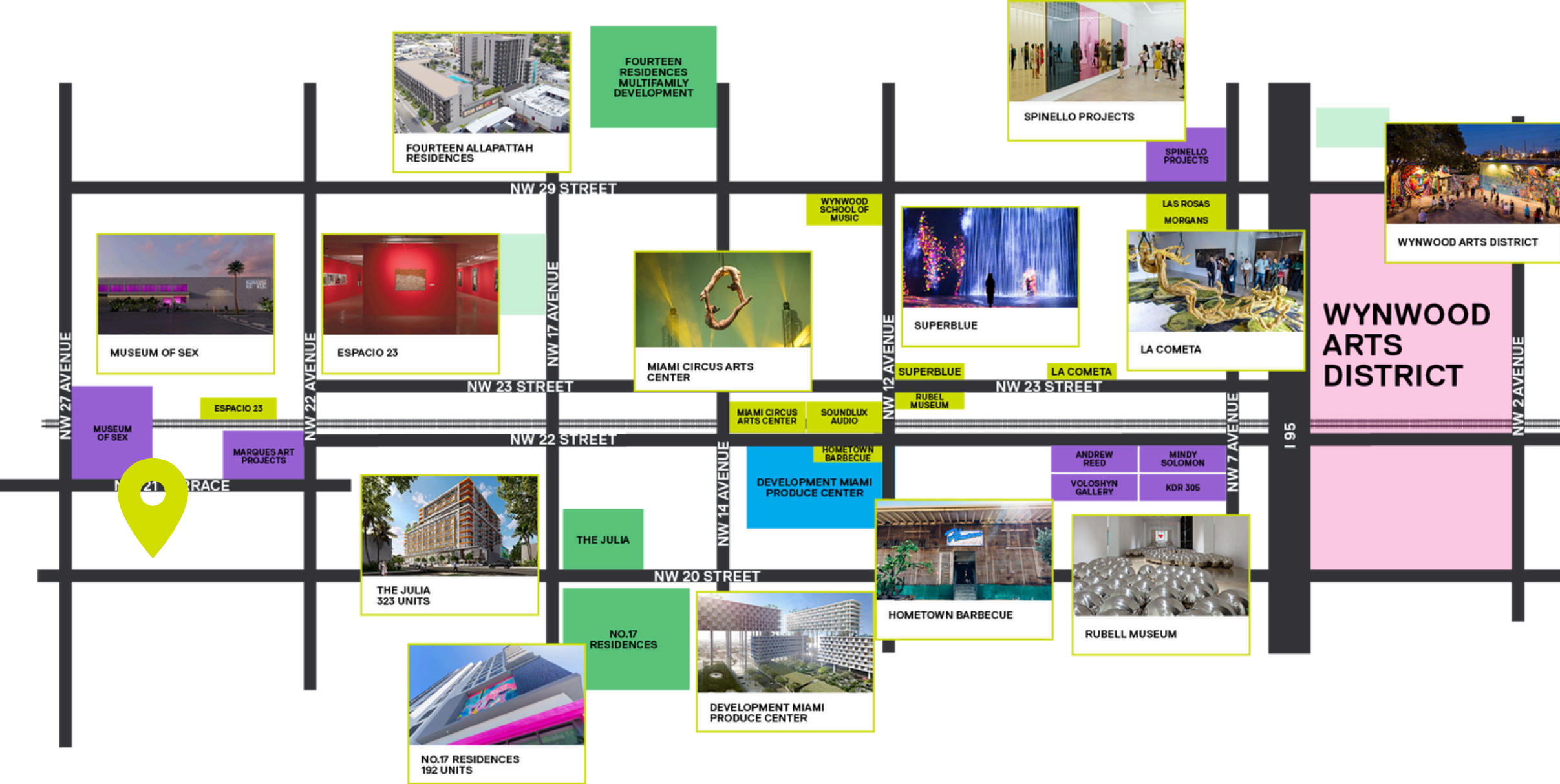
*Márquez Art
Projects*

NW 24 AVENUE

Museum of Sex

NW 21 STREET

Context Map



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Allapattah is at the Heart of Miami's Urban Core.

DESIGN DISTRICT

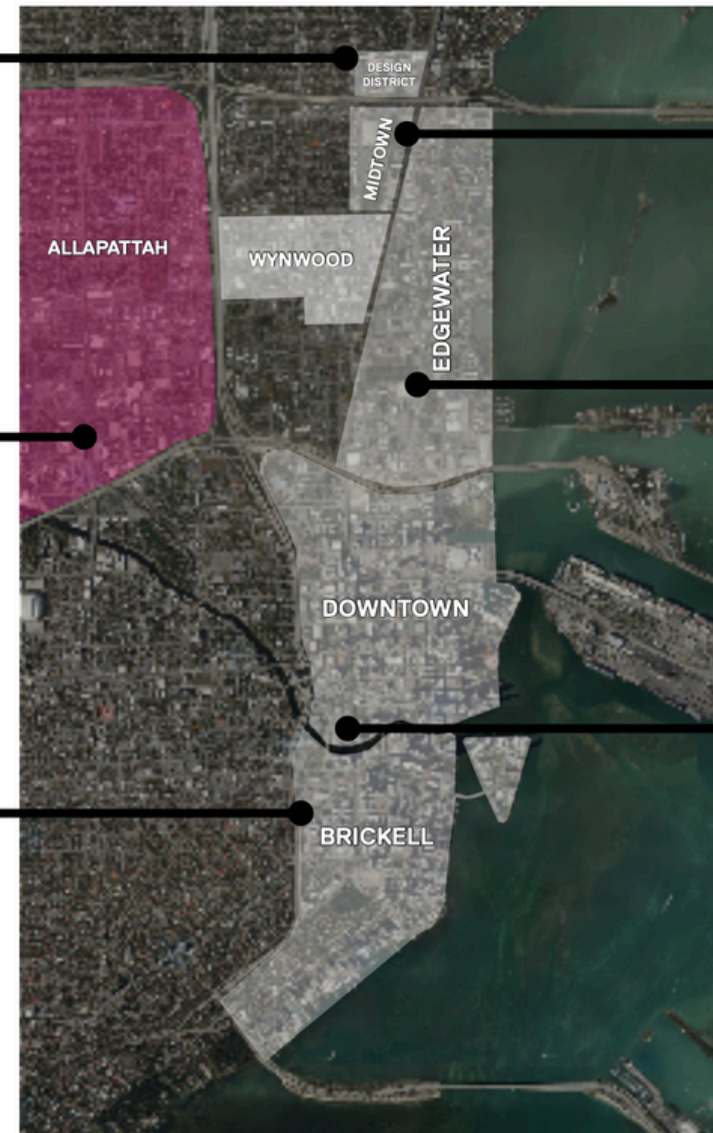
- + Low-rise warehouse and gallery spaces converted into high-end retail, showrooms and art galleries
- + Home to over 120 luxury retailers and more than a dozen restaurants

ALLAPATTAH

- + 2nd largest health district in the U.S.
- + 153-acre campus employing over 46,000 people
- + Jackson Memorial – the 3rd largest hospital in the U.S
- + Connected to downtown in two Metrorail stops

BRICKELL

- + South Florida's financial district and core of Miami's banking and financial sectors
- + Home to most of the state's foreign consulates
- + One of the fastest growing submarkets in the state, nearly tripling population between 2000 and 2018
- + 2nd densest neighborhood in U.S.



MIDTOWN

- + 56-acre urban redevelopment of a former Florida East Coast rail yard
- + Shops at Midtown – Target, Marshalls and several popular restaurants

EDGEWATER

- + Home to the Adrienne Arsht Center for Performing Arts
- + Home of the Miami School Board offices that are connected to downtown via the Metromover
- + Up and coming residential neighborhood

DOWNTOWN

- + The historic center of Miami
- + The Downtown/ Brickell CBD accounts for 11M square feet of Class A office space
- + Home to four public transportation modalities
- + 2nd Largest International Banking Center in U.S.
- + Over 100 hedge funds in Brickell/ Downtown neighborhood

The District Today

Today, Allapattah is emerging as one of Miami's most vibrant and rapidly evolving neighborhoods, attracting renowned institutions and innovative developments. This dynamic community is home to a diverse array of cultural and commercial attractions. The Rubell family, globally celebrated art collectors, relocated their museum from Wynwood to a 100,000 square foot Allapattah warehouse in 2019. Since then, the Rubells have acquired and converted several neighboring warehouses, including the recent acquisition of the 45,711 square foot former Rex Discount Warehouse in 2022. They have also ventured into hospitality with a Michelin-starred restaurant, Leku.

Directly across from the Rubell Museum is SuperBlue by TeamLab Japan, an interactive museum featuring works by James Turrell and others, which offers a 4,000 square foot event venue space. Additionally, in 2019, Miami's Related Group repurposed a 28,000 square foot warehouse into El Espacio Twenty Three, an acclaimed exhibition space. New York's famed Hometown Barbecue has also established a presence in Allapattah, drawing a steady stream of consumers.



On the Horizon

Allapattah’s transformation is marked by significant investments and developments across various sectors. The multifamily housing market is booming, with Neology Life Development Group completing No.17 Residences, a 13-story, 192-unit apartment building. Further enhancing the residential landscape, two new developments are underway: Fourteen Allapattah Residences, featuring 237 units, and The Julia, offering 323 units. These developments are set to enhance Allapattah’s appeal as a hub for arts, culture, and modern living.



The Long Term Vision

With its clearly defined trajectory and proximity to Wynwood and Miami’s urban core, Allapattah is poised to become a premier destination for cultural, residential, and commercial excellence. The ongoing influx of new projects and major infrastructure developments underscores its potential as a model for urban revitalization. Allapattah is set to become a prominent epicenter for art, culture, and modern urban living, continuing to attract high-profile institutions and developers. The district’s growth and diverse offerings are laying the groundwork for a thriving, interconnected community that exemplifies the live, work, play ecosystem in Miami.



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