



4760 NW 17th Ave

For Sale

08/01/2025

Abella Industrial Realty Group is pleased to present **4760 NW 17th Avenue, Miami, FL** — a strategically located, freestanding industrial/storage facility situated on a prominent corner lot in one of Miami's most active urban corridors. With over 7,900 square feet of flexible building space on a 10,000+ SF lot, this property offers exceptional accessibility, visibility, and functionality for users in need of warehouse, logistics, or light industrial operations.

Conveniently located near major transit routes, this Opportunity Zone property offers strong infrastructure, ample parking, and zoning flexibility ideal for industrial or owner-user use.

- KEY DETAILS**
- **Size:** ±7,900 SF freestanding structure
 - **Mezzanine Size:** approx. 2,500 SF
 - **Lot:** ±10,019 SF / ±0.23 acres
 - **Zoning:** T05 (Industrial / Mixed Use)
 - **Parking:** 13 surface spaces
 - **Clear Ceiling Height:** 20' in main area, 9.5' under mezzanine, 8.5' above mezzanine
 - **Corner Lot:** 84' of frontage on NW 17th Ave
 - **Opportunity Zone:** Yes
 - **Construction:** Masonry (built 1964)
 - **Flood Zone:** FEMA Zone B/X

- PRICING**
- **Original Asking Price:** ~~\$2,250,000~~
 - **New Asking Price:** \$1,980,000
 - **Price/SF:** \$250.63/SF

PRICE RECENTLY REDUCED - MOTIVATED SELLER

Contact us for details or to arrange a visit.

Fernando Abella

Industrial Broker

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