



FOR SALE

CASH-FLOWING INFILL —
IN THE PATH OF GROWTH

ALLAPATTAH | MIAMI, FL

2012 NW 21 ST

HOLD, BUILD-TO-SUIT, OR LAND-BANK

\$1,600,000

LIST PRICE

15,471 SF

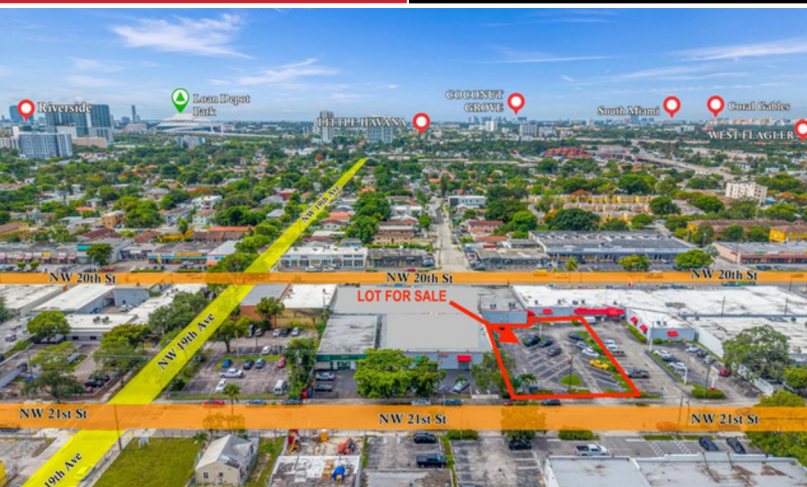
LOT SIZE

\$103/SF

PRICE / SF

D1

ZONING



LOCATION ADVANTAGES

- Direct access to I-95 & SR-836 — county-wide reach
- Minutes to the airport, seaport & riverport logistics hubs
- Allapattah pricing held ~\$255–325/SF through 2025

FAUSTO COMMERCIAL PRESENTS

A rare infill opportunity in Miami's tightening urban core: a fully improved, cash-flowing site that lets an investor win three ways — hold for steady parking income, build-to-suit for warehouse or flex, or land-bank directly in the path of development. Demand for flexible, redevelopment-ready land here has driven record sale velocity, with values climbing as supply stays scarce. For an owner-user, value-add buyer, or 1031 exchange, this is a chance to control a high-barrier corner of Miami before the next wave of growth arrives.

PROPERTY HIGHLIGHTS

- Fully improved, operating parking lot generating income today
- Workplace zoning allows warehouse, flex, office & creative use
- Rectangular infill parcel ready to hold, build, or redevelop

EXCLUSIVELY LISTED BY



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