



ALLAPATTAH

CORNER COVERED OPPORTUNITY
2919 NW 8TH AVENUE
MIAMI, FL 33127

FOR SALE

THE ALPHA
COMMERCIAL

THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS®

742 NE 79th Street, Miami, FL 33138

🌐 www.thealphacomm.com

📷 [thealphacommercial](https://www.instagram.com/thealphacommercial)

Headquartered in Miami's Little River district, The Alpha Commercial is a results-driven brokerage built for what's next. Focused on systematic deal-making in transitional core neighborhoods, we bring structure, speed, and clarity to every transaction.

Our mission is to gamify the real estate process, creating a platform that energizes agents, engages clients, and drives real results.



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THE ALPHA COMMERCIAL ADVISORS® PRESENTS A CORNER INFILL OPPORTUNITY WITH UNDERLYING INDUSTRIAL ZONING ALONG ALLAPATTAH'S ESTABLISHED NW 29TH STREET COMMERCIAL CORRIDOR....

Offering total use optionality thanks to its highly sought-after D1 zoning, this asset sports an existing fourplex covered component providing near-term income while preserving long-term upside. The liberal D1 industrial/commercial underlying zoning allows for exceptional flexibility for uses like warehouse, storage, and automotive in addition to traditional retail/office, appealing to investors, users, and future redevelopment strategies alike.

Positioned just West of I-95 at the corner of the nearest full-block to Wynwood, the site benefits from strong visibility, stable traffic counts, and direct connectivity to major transportation routes & surrounding peripheral core neighborhoods. As demand for well-located and accessibly-sized industrial infill opportunities continues to intensify, this offering presents a compelling opportunity to secure a winning position, multi-exit asset in one of Miami's most resilient submarkets.



OFFERING SUMMARY

2919 NW 8TH AVENUE

MIAMI, FL 33127

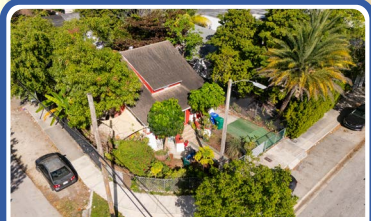
Neighborhood:	Allapattah
Existing Use:	Multi-family
Land Area:	6,800 SF (0.16 acres)
Existing Bldg Area:	2,844 SF
Zoning:	D1 (See Page 4)
Max. Height:	8 stories
Traffic Count:	13,700 AADT
Opportunity Zone:	Yes
Live Local Eligible:	Yes
Asking Price:	\$1,295,000

[Click to View Due Diligence Folder](#)

INVESTMENT HIGHLIGHTS

- **Liberal Industrial Zoning:** Underlying D1 industrial zoning supports a broad range of the most high-demand uses including warehousing, flex, office, outdoor storage, EV charging, automotive, and with potential Live Local residential optionality subject to approvals.
- **Multi-Exit Optionality:** Opportunity Zone-located and Live Local Eligible, the site offers multiple paths to revenue generation whether by re-developing, adding value to existing structure, or land-banking for a long-term hold.
- **Covered Land Infill Advantage:** Secure a key piece of the puzzle in an emerging market with existing improvements allowing for immediate income production and long-term redevelopment or repositioning flexibility.
- **Strategic Peripheral-Core Location:** Situated at the nearest block west of the Wynwood and I-95 with direct access to major employment & transportation corridors in the Allapattah submarket, benefiting from sustained investor demand and continued infill momentum.
- **Assemblage Opportunity:** Rare opportunity for majority control of critical city block with addtl 0.90-acre assemblage available just east of subject site at 721-771 NW 29th Street. See page 5 for details and inquire w/ broker for pricing.

ZONING



2919 NW 8TH AVE



INDUSTRIAL ZONING

D1 **D2**

ALLOWABLE USES

- | | |
|--------------|--------------------------------|
| • Industrial | • Manufacturing |
| • Warehouse | • Retail |
| • Storage | • Religious |
| • Office | • Recreational |
| • Automotive | • Parking |
| • Hotel | • Multi-Family (w/ Live Local) |

MAX. ZONING ALLOWANCES

	BY-RIGHT	LIVE LOCAL
MAX. DENSITY	N/A	156 units (1,000 du/acre)
MAX. HEIGHT	8 Stories	

Located within a highly active section of Allapattah, the subject property is zoned D1 Industrial, supporting a broad range of industrial and commercial uses while offering long-term optionality for alternative development strategies, subject to approvals.

Surrounded by accelerating investment and infill activity, the property is well positioned to benefit from continued demand spillover and long-term growth across the Allapattah submarket.

BIRD'S EYE VIEW

50'

NW 8TH AVE

Lot Area:
6,800 SF (0.16 acres)

136'

NW 29TH ST

Assemblage Opportunity: Rare opportunity for majority control of critical city block with add'l 0.90-acre assemblage available just east of subject site at 721-771 NW 29th Street. Inquire w/ broker for details.



ASSEMBLAGE OPPORTUNITY

SUBJECT SITE

ASSEMBLAGE BREAKDOWN

Address	Lot Area (SF)	Bldg Area (SF)	Zoning	Existing Use	#Doors
2919 NW 8 AVE	6,800	2,844	D1	Multi-family	4
771 NW 29 ST	6,800		D1	Land	
761 NW 29 ST	6,800	2,444	D1	Mixed-Use (Retail)	1
755 NW 29 ST	6,800	3,204	D1	Multi-family	2
749 NW 29 ST	6,750	1,660	D1	Multi-family	2
735 NW 29 ST	6,085	2,058	D1	Mixed-Use (Retail)	
Folio: 01-3126-009-0391	299		D1	Land	
727 NW 29 ST	5,779	2,684	D1	Multi-family	3
TOTAL:	46,113 (1.06 acres)	14,894			12
SUBJECT SITE:	6,800 (0.16 acres)	2,844			4
ASSEMBLAGE OPPORTUNITY:	39,313 (0.90 acres)	12,050			8

EAST VIEW

EDGEWATER



WYNWOOD NORTE

WYNWOOD



« NW 7TH AVE » 27,500 AADT

MORGAN'S

ASSEMBLAGE OPPORTUNITY

13,700 AADT

ALLAPATTAH

SUBJECT SITE

« NW 29TH ST »

SOUTH VIEW

1	ARTS & ENT. DISTRICT	1.5 MILES
2	DOWNTOWN MIAMI	3 MILES
3	LITTLE HAVANA	2.2 MILES
4	HEALTH DISTRICT	1.8 MILES

Miami Dade College
UHealth
UNIVERSITY OF MIAMI HEALTH SYSTEM
Jackson HEALTH SYSTEM
park



INTERSTATE 95
« NW 7TH AVE » 27,500 AADT

ALLAPATTAH

« NW 29TH ST » 13,700 AADT

SUBJECT SITE



NORTHEAST VIEW



1	MIDTOWN	1.2 MILES
2	DESIGN DISTRICT	1.6 MILES
3	LITTLE RIVER	3.5 MILES



JOSE DE DIEGO MIDDLE SCHOOL

ALLAPATTAH

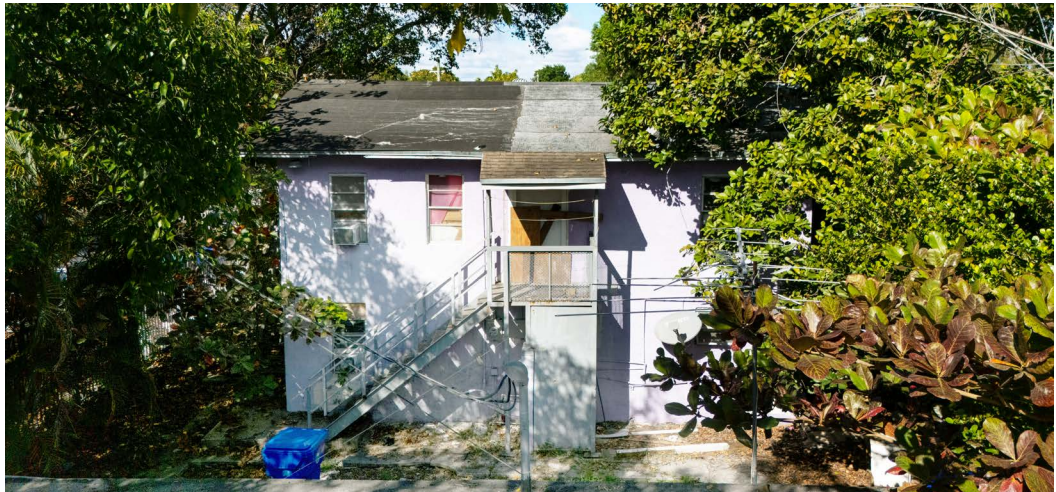
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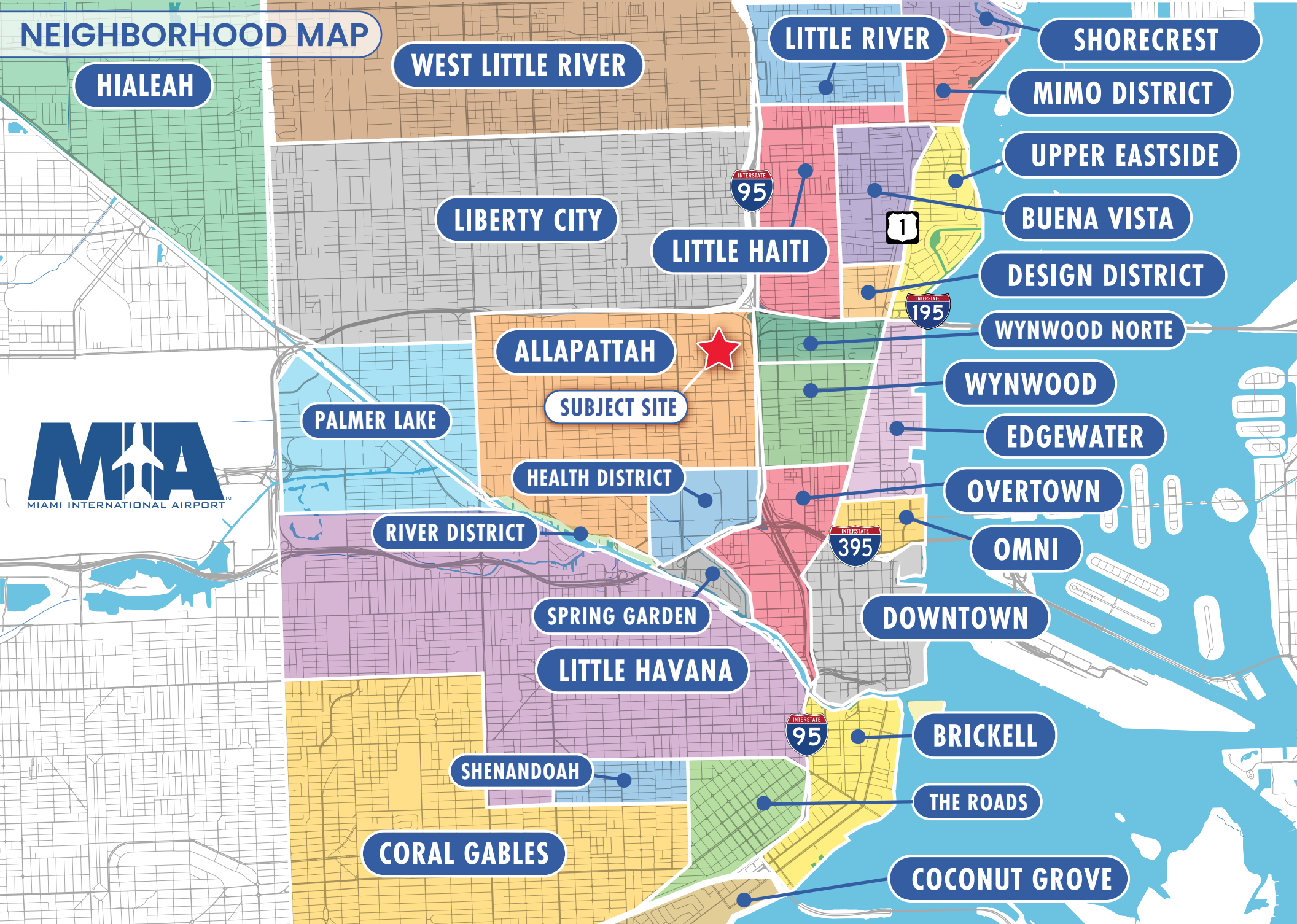
ASSEMBLAGE OPPORTUNITY

« NW 29TH ST » 13,700 AADT

EXTERIOR PHOTOS



NEIGHBORHOOD MAP





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