

WESTVIEW BAPTIST CHURCH

Owner-User & Redevelopment Opportunity

13301 NW 24th Avenue, Miami, FL 33167-1329



Offering Price: \$4,150,000

±2.91 Acres | ±17,524 SF Improvements | Two Contiguous Parcels

Established religious campus with existing improvements and an additional assemblage parcel offering owner-user, institutional, and redevelopment potential, subject to approvals.



Blue Star Realty Pros, Inc.

James J. Alliance, M.S.R.E.D.

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PROPERTY OVERVIEW

An established two-parcel religious campus with existing improvements and adjacent vacant land.

Westview Baptist Church is offered as a combined approximately 2.91-acre campus at 13301 NW 24th Avenue in Miami-Dade County. The offering consists of an improved 95,396-square-foot parcel and an adjacent 31,363-square-foot vacant parcel.

The improved parcel contains approximately 17,524 square feet of existing improvements, including a main sanctuary, secondary assembly hall, administrative offices, fellowship and kitchen areas, restrooms, and former classroom or school space.



MAIN SANCTUARY



COVERED WALKWAY



FORMER CLASSROOM

OFFERING AT A GLANCE

● ADDRESS	13301 NW 24th Avenue Miami, FL 33167-1329	● IMPROVED PARCEL	95,396 square feet Folio 30-2127-000-0160
● TOTAL SITE	Approx. 2.91 acres 126,759 square feet	● VACANT PARCEL	31,363 square feet Folio 30-2127-000-0152
● BUILDING AREA	Approx. 17,524 square feet	● CONFIGURATION	Two contiguous parcels
● YEAR BUILT	1955	● PARKING	Approx. 30-40 marked spaces



EXCLUSIVELY LISTED BY

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Information is believed reliable but not guaranteed. Buyer should independently verify all information.

PROPERTY HIGHLIGHTS

A focused summary of the campus features that support religious, educational, administrative, and community-oriented occupancy.



MAIN SANCTUARY

WORSHIP & ASSEMBLY

Main sanctuary with fixed pew seating and a stage or altar area, plus a secondary assembly hall with flexible chair seating for services, meetings, and gatherings.



SECONDARY ASSEMBLY HALL



ADMINISTRATIVE OFFICE

EDUCATION & ADMINISTRATION

Former classroom or school areas, administrative offices, and support spaces provide flexibility for ministry, education, nonprofit, or community-based programming.



FORMER CLASSROOM SPACE



PAVED PARKING & SITE ACCESS

FELLOWSHIP & SUPPORT

The campus includes fellowship and kitchen areas, restrooms, interior circulation, and multiple functional spaces supporting day-to-day operations and events.

PARKING & ACCESS

Approximately 30-40 marked spaces are visible on site. The paved area may accommodate additional vehicles, potentially up to approximately 80, depending on configuration. Buyer should verify capacity and compliance.

TWO-PARCEL FLEXIBILITY The adjoining 31,363 SF vacant parcel is included and expands site-planning flexibility.



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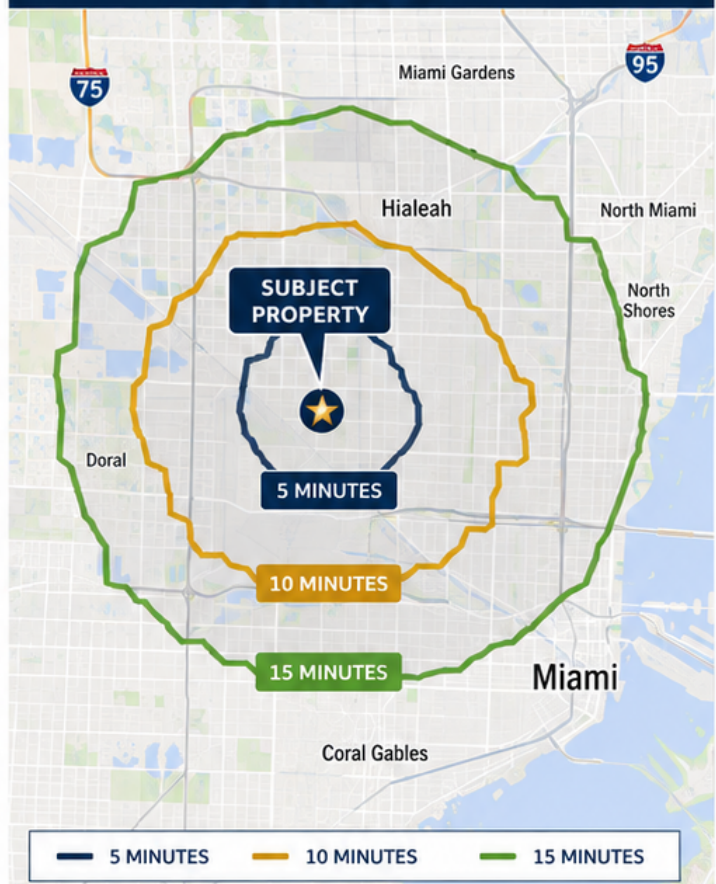
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LOCATION, ACCESS & DRIVE TIMES

AERIAL SITE MAP & ASSEMBLAGE CONCEPT



DRIVE-TIME MAP



SITE & LOCATION SUMMARY

	ADDRESS	13301 NW 24th Avenue Miami, FL 33167-1329
	TOTAL SITE SIZE	±2.91 Acres (126,759 Square Feet)
	IMPROVEMENTS	±17,524 Square Feet
	PARCEL CONFIGURATION	Two Contiguous Parcels
	ADDITIONAL ASSEMBLAGE	Adjacent 31,363 SF Vacant Parcel Included

ACCESS HIGHLIGHTS

- ✓ Central Miami-Dade location
- ✓ Established infill location
- ✓ Access to surrounding residential neighborhoods and community-serving uses
- ✓ Proximity to major corridors, employment centers, and daily conveniences
- ✓ 5, 10, and 15 minute drive-time mapping shown for marketing purposes



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