





ALLAPATTAH

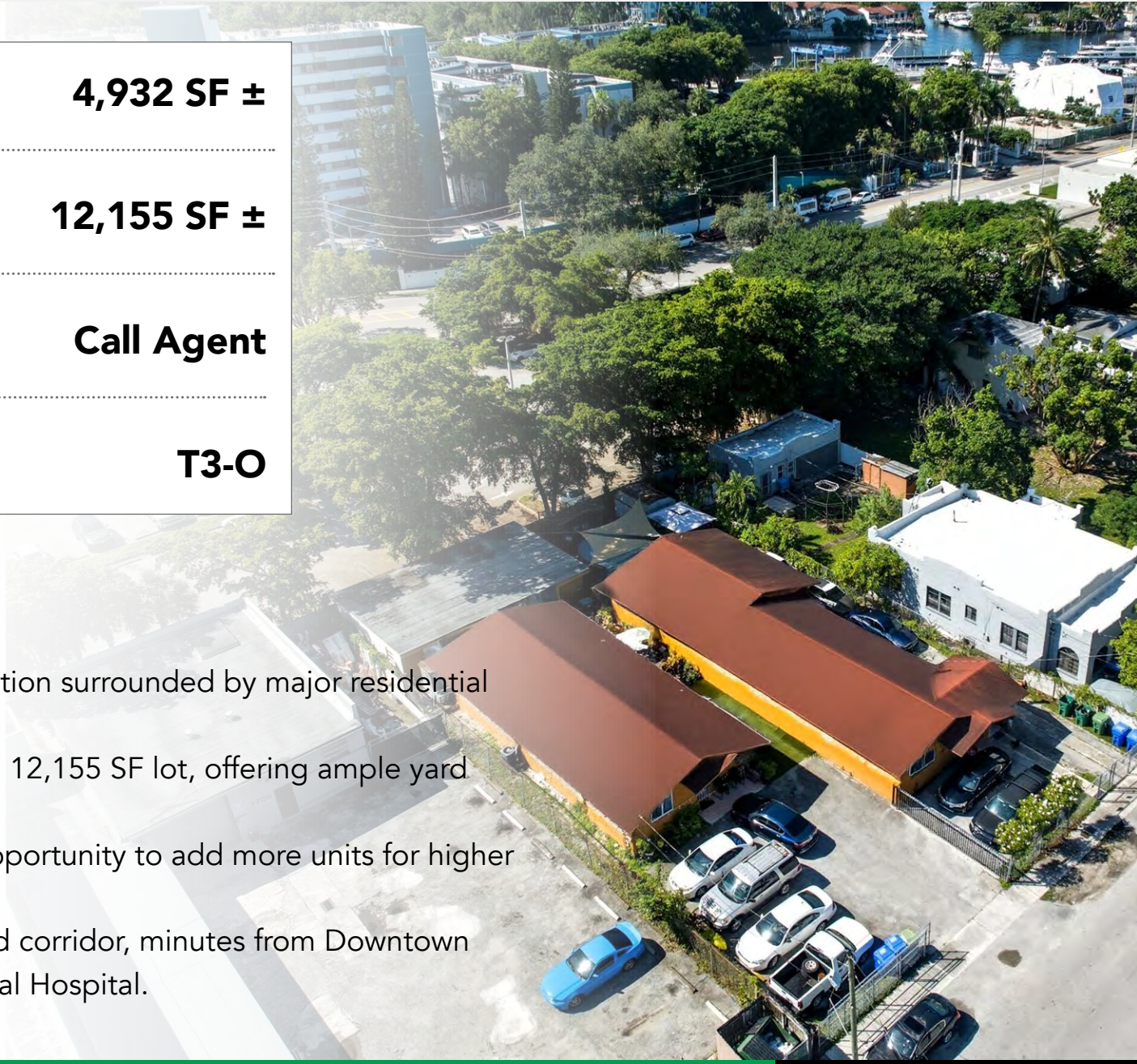
1728 NW 15th St, Miami, Florida 33125

Multi-Family



PROPERTY SUMMARY

| | | |
|--|------------------|--------------------|
|  | AVAILABLE SPACE: | 4,932 SF ± |
|  | TOTAL LOT SIZE: | 12,155 SF ± |
|  | SALES PRICE: | Call Agent |
|  | ZONING: | T3-O |



Property Highlights

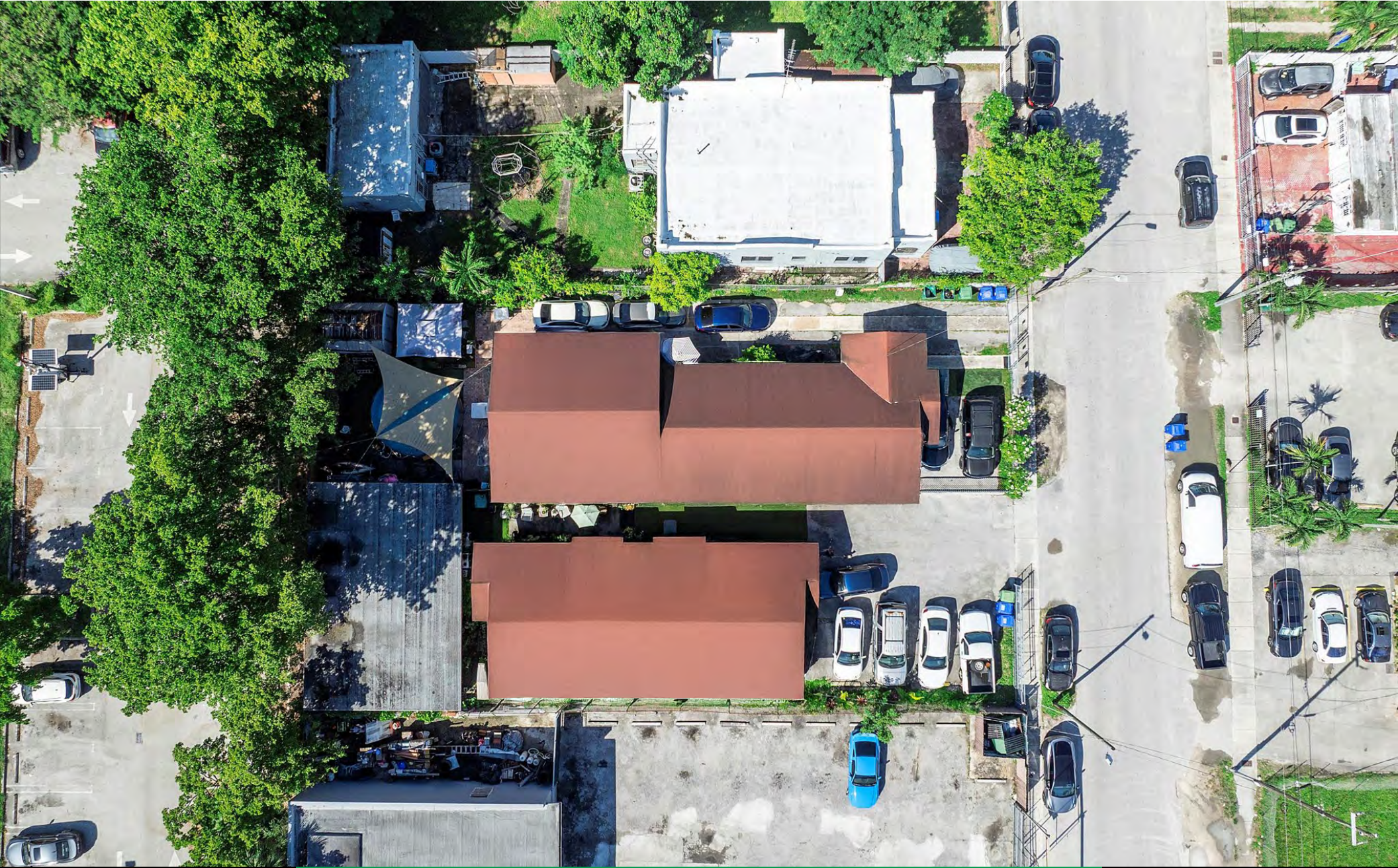
- Prime Allapattah–Health District location surrounded by major residential and institutional growth.
- ±4,932 SF single-story structure on a 12,155 SF lot, offering ample yard and parking area.
- Immediate rental income with the opportunity to add more units for higher cash flow.
- Rare opportunity in an undersupplied corridor, minutes from Downtown Miami, SR-836, and Jackson Memorial Hospital.

A STRONG VALUE ADD OPPORTUNITY



- Income-producing asset with value-add potential generating strong cash flow with the option to add more units
- Attractive upside — within walking distance to Miami's expanding Health District, a major economic engine attracting steady housing demand from medical professionals, researchers, and hospital staff.
- Flexible residential configurations - including long-term rental housing, short-term rentals (per code compliance), or phased redevelopment to capitalize on market growth.
- Large 12,155 SF lot with strong fundamentals — deep footprint, on-site parking, and ample open space for expansion or additional structures (subject to City approval).
- Surrounded by accelerating neighborhood investment — nearby renovations, small multifamily infill, and infrastructure upgrades continue to push rental rates and land values upward.

AERIAL VIEW *(Top Down View)*

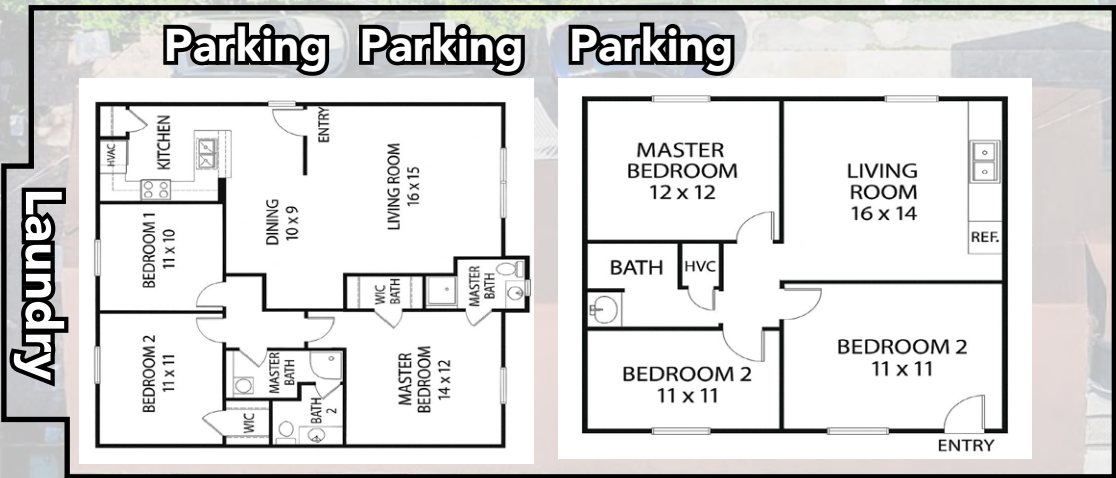


AERIAL VIEW *(Top Down View)*

FLOORPLAN

| Rent Roll | | Features |
|--|--------------|---|
| 3/2 - \$3250 | 3/1 \$2850 | <ul style="list-style-type: none"> • Central AC Units • Laundry • Parking • On-Site Storage • BBQ Area |
| 2/1 - \$2500 | 1/1 - \$1850 | |
| <p>Rent roll figures represent estimated market rents, not actual lease amounts.</p> | | |

BBQ Area



STORAGE
Could be converted to a 5th Unit



Parking
Parking
Parking
Parking
Parking
Parking
Parking
Parking

NW 15th St

This Floor plan is for illustrative purposes only. This Floor plan does NOT reflect actual measurements, dimensions, or configurations.

AERIAL VIEW *(Top Down View)*

PARKING LAYOUT

On-Site Gated Parking Available

- Total of 9 Gated Parking Spaces
- Plenty of Street Parking

Parking Parking Parking

Parking
Parking

Parking
Parking
Parking
Parking

NW 15th St

PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL VIEW (N.W. To S.E. View)



AERIAL VIEW (N.E. To S.W. View)



Sewell Park

Pier 19 Residences and Marina

Hurricane Cove Marina and Boatyard

AERIAL VIEW (S.W. To N.E. View)



The Julia

17 By Neo

VA Hospital

Jackson Memorial Hospital

UM Hospital

AERIAL VIEW (West To East View)



AERIAL VIEW (South To North View)





5801 BISCAYNE BOULEVARD
MIAMI, FLORIDA 33137


www.chariff.com

(O) 305-576-7474

(F) 305-576-7494

 @chariff

 @chariff

 @chariffrealty

Contact us:

William Ltaif

Realtor Associate
(786) 253-6952
william@chariff.com

Lyle Chariff

President/Broker
(305) 576-7474
lyle@chariff.com

Mauricio Zapata

Principal/Broker
(305) 576-7474
mauricio@chariff.com