

CURRENT CAPITAL
Real Estate Group



FOR SALE
2028-2042 NW 22 Ave
MIAMI, FL 33142

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Advisory Contact

Caio Martin
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Executive Summary

Current Capital, the exclusive advisor, is pleased to present the retail/industrial property located at **2028 - 2042 NW 22nd Ave, Miami, Florida**. This unique investment opportunity is in the heart of the Allapattah neighborhood.

Built in 1982 the property is comprised of a 10,920 leasable SQFT building (approximately) situated on a 19,140 square foot lot (approximately). Featuring 8 retail/flex bays. 4 of which are storefront and 4 featuring overhead door openings,

Strategically located a mere 4 miles from Downtown Miami and 5 miles from the Port of Miami, the property benefits from excellent accessibility to major thoroughfares including I-95, Florida Turnpike, 836 and 112. Miami International Airport is 2.8 miles from your doorstep.

The Allapattah neighborhood boasts a diverse population and a thriving business community. With its central location and proximity to key commercial hubs, the property at 2028-2042 NW 22nd Ave is well-positioned to capitalize on the area's economic momentum.

The site's zoning and infrastructure support a variety of commercial uses, making it an attractive option for an owner user or investors seeking a versatile asset in a growing market.

Offered below replacement cost, this asset provides a unique opportunity in a desirable market. For more information or to schedule a viewing, please contact Current Capital at your earliest convenience.

Property Highlights

Address:	2028-2042 NW 22 nd Ave, Miami, FL 33142
Asking Price:	\$3,495,000 (\$320/SF)
Building SF:	10,920 SF (approximately)
Land SF:	19,140 SF (approximately)
Lot Dimensions:	132 feet deep x 145 feet of frontage to 22 nd Ave
Parking Spaces:	23
Year Built:	1982
Zoning:	D1 District Zone Work Place
Power Supply:	1 Phase Electrical
40 Year:	2022
Roof:	Replaced in 2020
Storefront:	4 Storefront Openings replaced in 2020



Property Photos

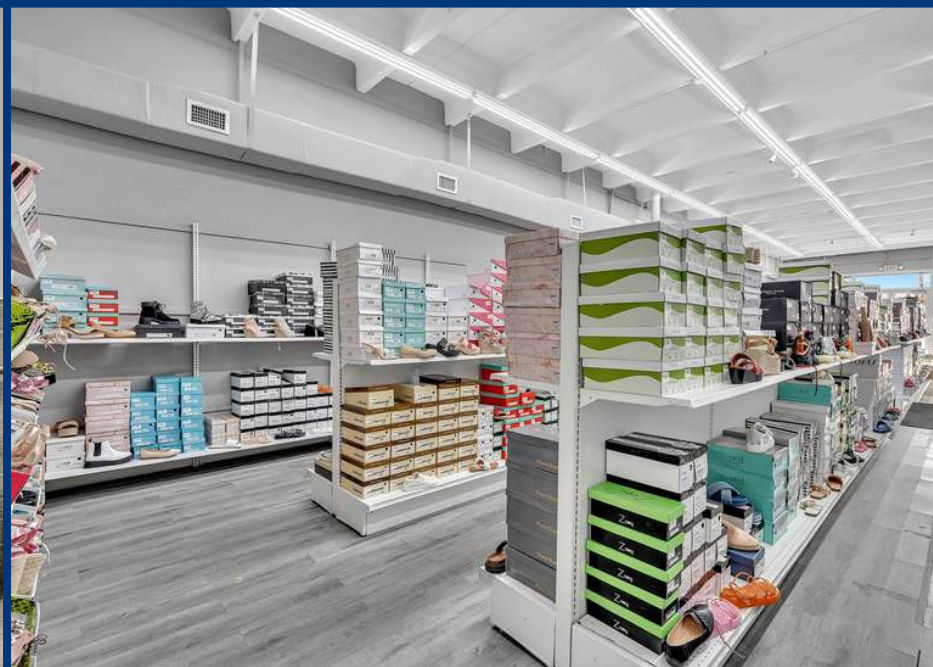
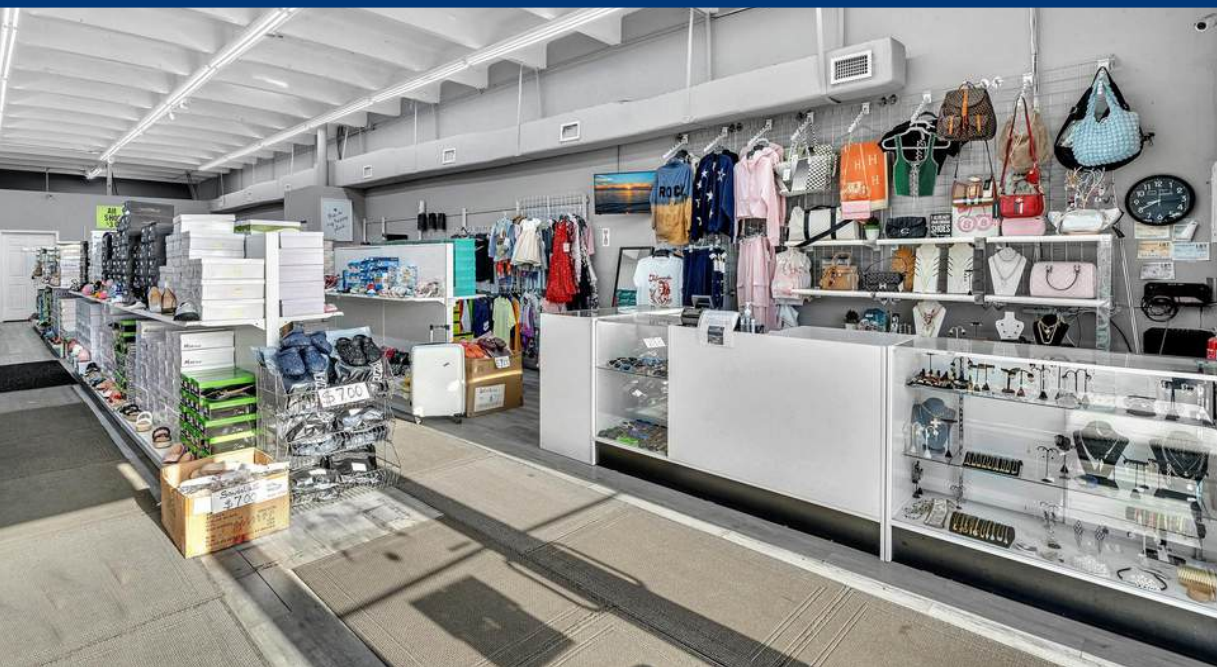


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Typical Floor Plan





PHYSICIAN OFFICE
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DENTAL CLINIC

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- MANICURE - DE PELO
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CENTRO DE ESTUDIO BIBLICO
El Area de Salvacion
Warren Piccolo Sr.
Pastor
TEL: 305-962-9747

Empire Dental
PH: 305-631-2963

SIMPLE 2 OWN
305-455-9441

L.A. SHOES
\$5 & UP

MICHELENA
Discount & Market
Todo lo que Necesitas
Lo Encuentras Aqui





2420 NW 20th St
 \$36.00 per SF Modified Gross
 1,350 SF



1524 NW 36th St
 \$32.50 per SF
 1,876 SF



1724 NW 22nd St
 \$37.60 per SF
 1,150 SF



1814 NW 20th St
 \$36.00 per SF Modified Gross
 1,500 SF



2320 NW 7th Ct
 \$32.00 per SF Gross
 1,863 SF



1843 NW 20th St
 \$32.00 per SF Gross
 1,350 SF

Address	Rate per SF	Size (SF)
2420 NW 20 St	\$ 36.00	1,350
1524 NW 36 St	\$ 32.50	1,876
1724 NW 22 St	\$ 37.60	1,150
1814 NW 20 St	\$ 36.00	1,500
2320 NW 7 Ct	\$ 32.00	1,863
1843 NW 20 St	\$ 32.00	1,350
Average Price per SF	\$ 34.35	

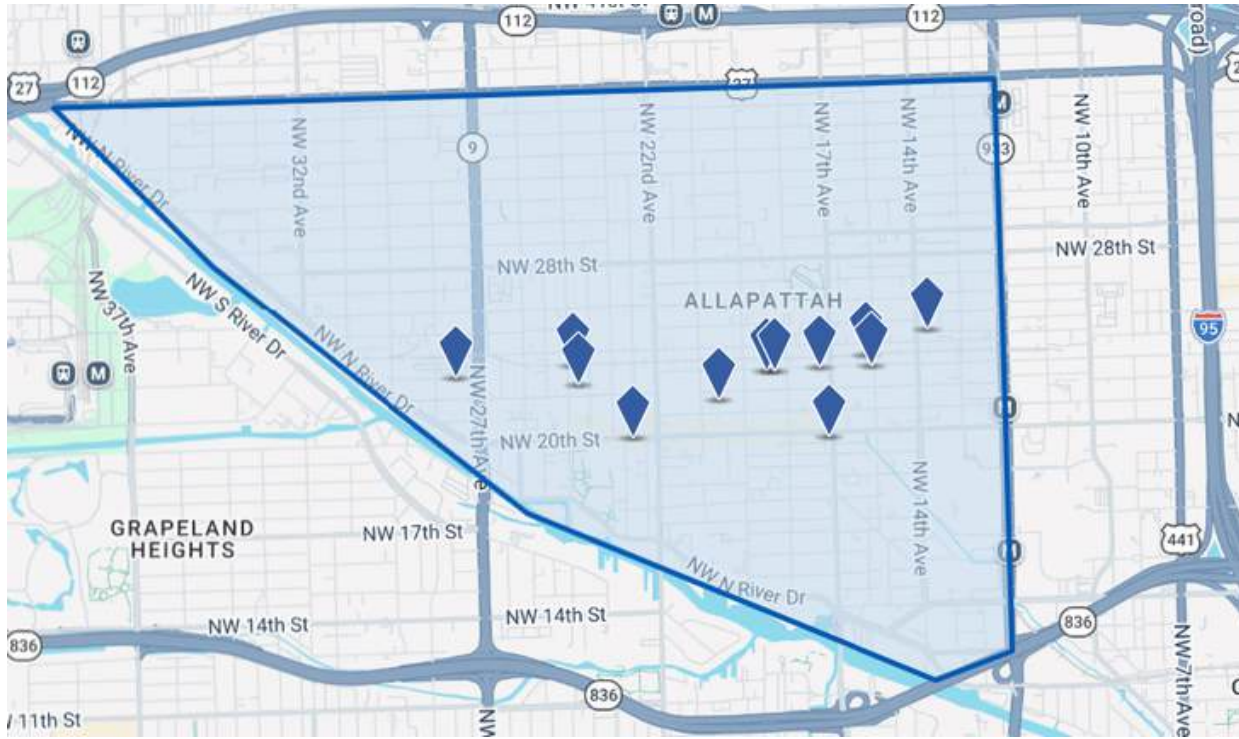
Notes:

1. Prices are Base + OPEX charges combined

Address	Price	Size (SF)	Price per SF	Sale Date
2210 NW 14 ST	\$ 3,800,000	12,433	\$ 305.64	3/28/2025
2501 NW 27 Ave	\$ 1,000,000	3,110	\$ 321.54	6/25/2024
711 NW 24 St	\$ 1,200,000	3,027	\$ 396.43	6/28/2024
2007 NW 7 Ave	\$ 1,600,000	3,680	\$ 434.78	8/14/2024
1690 NW 19 Terr	\$ 3,450,000	6,864	\$ 502.62	4/21/2025
Average Price			\$ 392.20	

High Sale	\$ 502.62
Average	\$ 392.20
Low Sale	\$ 305.64





SALE PRICE/SF	AVERAGE SALE PRICE	SALES VOLUME	SALE VS ASKING PRICE	SOLD SF	MONTHS TO SALE
\$308	\$3.1M	\$37.5M	-6.1%	122K	8.8

Sales Volume & Sale Price Per SF



Address	City	State	Property Type	Size (SF)	Sale Price	Price/SF	Sale Date	Hold Period
2375 NW 21st Ter	Miami	FL	Industrial	12,594	\$4,200,000	\$333.49	11/11/2025	20+ Years
1950 NW 17th Ave	Miami	FL	Retail (Strip ...)	5,752	\$1,500,000	\$260.78	10/1/2025	52 Months
1500 NW 22nd St	Miami	FL	Industrial	5,600	\$1,700,000	\$303.57	8/20/2025	20+ Years
2250-2266 NW 20th St	Miami	FL	Retail (Strip ...)	8,033	\$2,800,000	\$348.56	8/1/2025	20+ Years
1515 NW 22nd St	Miami	FL	Industrial	21,292	\$6,332,000	\$297.39	6/26/2025	125 Months
1846-1848 NW 22nd St (Part of a 2 Pro...	Miami	FL	Industrial	8,100	\$1,924,113	\$237.54	2/26/2025	20+ Years
2760 NW 22nd St	Miami	FL	Industrial	6,426	\$1,680,000	\$261.44	11/28/2024	20+ Years
2001-2009 NW 21st St	Miami	FL	Industrial	11,225	\$3,850,000	\$342.99	11/12/2024	20+ Years
1822 NW 22nd St	Miami	FL	Industrial	7,437	\$1,477,800	\$198.71	10/14/2024	21 Months
1724 NW 22nd St	Miami	FL	Industrial	8,050	\$2,900,000	\$360.25	6/24/2024	32 Months
2201 NW 24th Ave	Miami	FL	Industrial	12,825	\$4,325,000	\$337.23	6/20/2024	11 Months
1365 NW 23rd St	Miami	FL	Industrial	14,538	\$4,850,000	\$333.61	5/16/2024	102 Months

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