

ALLAPATTAH

2829 NW 13th Ave, Miami, Florida 33142

FOR SALE

CORNER FLEX BUILDING + COVERED LAND PLAY

Seller Financing Available



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EXECUTIVE SUMMARY

2829 NW 13th Ave is a rare Allapattah corner asset with the one thing **Miami never stops rewarding: position**. Minutes from Wynwood, the Design District, and Downtown—and right near the Miami Health District—this location gives a buyer central access without paying “headline neighborhood” pricing.

The play is simple: **buy a flexible building with land optionality**, stabilize or reposition over time, and hold a corner in the path of Miami’s next wave. **Seller financing** (30% down | 7% | 3 years interest-only) makes the acquisition even harder to ignore.



Allapattah Corner Opportunity

Near Health District + Miami’s growth corridors.

30%

Down

7%

Interest

3 Year

Interest Only
Payment



PROPERTY DETAILS

ADDRESS: **2829 NW 13th Ave**

ASKING PRICE: **\$2,400,000**

PROPERTY TYPE: **Retail**

TOTAL BUILDING SIZE: **3,223 SF ±**

TOTAL LOT SIZE: **14,344 SF ±**

ZONING: **D1**

YEAR BUILT: **1963**

PARKING: **On-Site (in the back)**

SELLER FINANCING: **Yes**



RENT ROLL

SPACE	SQ. FT.	CURRENT RENT
1288 NW 29th St	1,300	Vacant
1294 NW 29th St	650	\$1,952.00
1298 NW 29th St	2,000	Vacant



PROPERTY PHOTOS



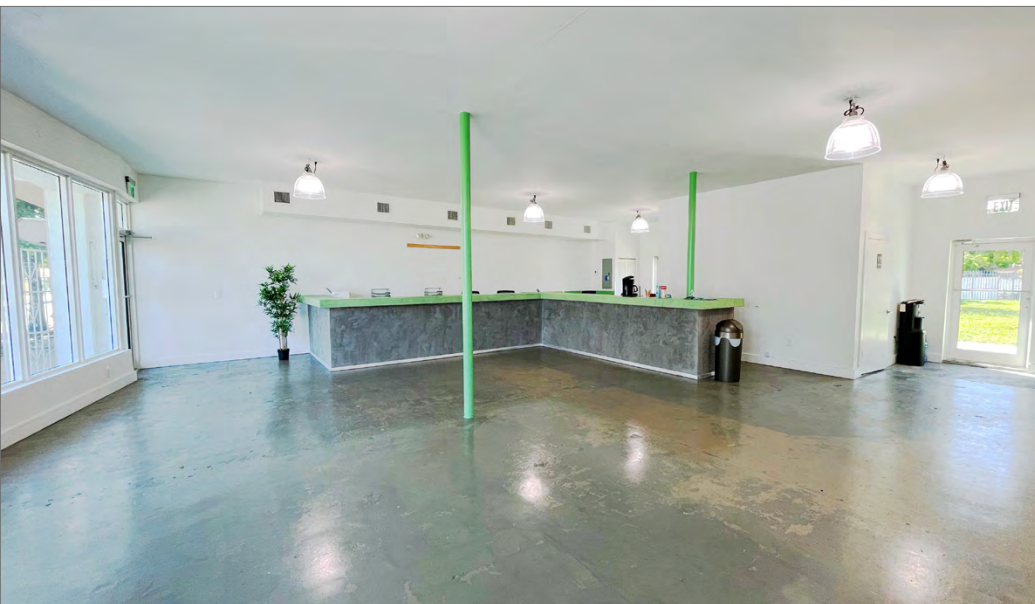
PROPERTY PHOTOS



PROPERTY PHOTOS



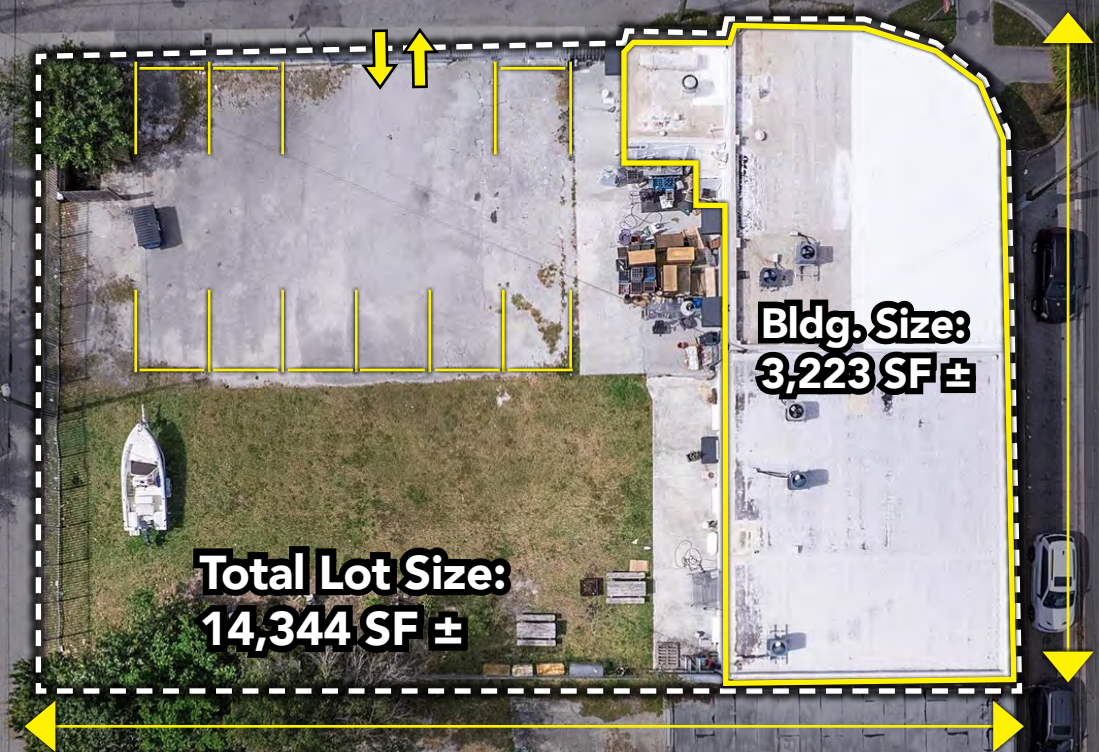
PROPERTY PHOTOS



AERIAL VIEW (Top-Down)

NW 13th Ave

NW 29th St



**Bldg. Size:
3,223 SF ±**

**Total Lot Size:
14,344 SF ±**

AERIAL VIEW (NW To SE View)

EDGEWATER

DOWNTOWN

HEALTH DISTRICT



AERIAL VIEW (West To East View)



AERIAL VIEW (SW To NE View)



NORTH
MIAMI

MIMO

DESIGN
DISTRICT

WYNWOOD

NW 12th Ave

NW 29th St

NW 13th Ave

AERIAL VIEW (SE To NW View)

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