APEX
CAPITAL REALTY

INDUSTRIAL-USE COMMERCIAL LAND / CI ZONING / CITY OF MIAMI

2230 & 2250 NW 8TH AVENUE
820 NW 23RD STREET

FOR SALE

ALLAPATTAH · MIAMI, FL 33127

21,164 SF
LAND · 0.486 AC · 3 FOLIOS

3,709 SF
INDUSTRIAL BUILDING · 1949

Adriano M. Salucci (305) 340-3584

INCOME-GENERATING PROPERTY

$249K–$298K

ANNUAL NNN RENT · SALE-LEASEBACK

EXECUTIVE SUMMARY

Apex Capital Realty is pleased to present a three-folio, 21,164 SF commercial assemblage in the Allapattah Industrial District, improved with a 3,709 SF industrial-use building built in 1949; the balance is surfaced, fenced yard. The property can be delivered vacant at closing, or the seller will lease it back on a triple-net basis at a blended $10.00 to $12.00/SF across the building and lot. Base CI zoning supports an 84,656 SF, five-story envelope.

LAND	BUILDING	ZONING	OCCUPANCY
21,164 SF	**3,709 SF**	**CI**	**Flexible**
0.486 AC · 142.81' × 147.57'	Industrial use · 1949	Civic Institutional	Vacant or leaseback

ADDRESS	FOLIO	LEGAL	LOT SF
2250 NW 8th Avenue	01-3126-015-0010	Lot 1, Block 1	4,900
2230 NW 8th Avenue	01-3126-015-0020	Lots 2 & 3, Block 1	9,400
820 NW 23rd Street	01-3126-015-0030	Lot 4, Block 1	6,864
TOTAL · 3 FOLIOS · SINGLE OWNER · FLOOD ZONE X			21,164 SF

LOT COVERAGE	MAX HEIGHT	MAX FOOTPRINT	MAX BUILT AREA
80%	**5 Stories**	**16,931 SF**	**84,656 SF**

SETBACKS 10' / 0' / 0' · FUTURE LAND USE: MAJOR INSTITUTIONAL / PUBLIC FACILITIES · SOURCE: GRIDICS

- **Income from day one**
  Blended $10–$12/SF NNN leaseback, $248,730–$298,476 annual rent.
- **Vacant or leased — buyer's choice**
  Available vacant at closing or with a sale-leaseback.
- **84,656 SF base envelope**
  CI allows 80% lot coverage over five stories.
- **Live comp on the same street**
  1000 NW 23rd St traded May 2026 at $342.48/SF of land.

AVAILABLE VACANT AT CLOSING OR WITH A SALE-LEASEBACK

LOCATION CONTEXT

Allapattah sits directly west of the Wynwood Arts District, between Wynwood, the Miami Health District and the Civic Center. The industrial district around NW 23rd Street remains a working area of yard-and-building sites, now absorbing new mid-rise multifamily as nearby parcels trade for redevelopment.

WYNWOOD	I-95	MIDTOWN	HEALTH DISTRICT	DESIGN DISTRICT	DOWNTOWN	MIA AIRPORT	MIAMI BEACH
0.6 mi	0.6 mi	1.1 mi	1.4 mi	1.7 mi	2.4 mi	5.2 mi	6.0 mi

APPROXIMATE DISTANCES · SUBJECT MARKER PLACEMENT APPROXIMATE

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NEIGHBORHOOD OVERVIEW

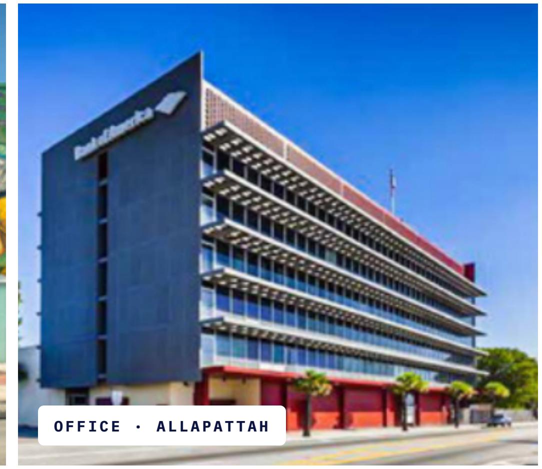
THE ALLAPATTAH NEIGHBORHOOD

Allapattah has become one of Miami's most active submarkets for developers investing in multifamily housing. Its central location and growing demand for attainable housing are driving the trend.

The neighborhood sits minutes from Downtown, Wynwood and the Health District, giving residents and businesses direct access to the city's amenities. A diverse community and a growing arts scene, anchored by the Rubell Museum on NW 23rd Street, add to its appeal.

New multifamily developments are coming online across the neighborhood, while older properties are being renovated, producing a mix of new and refurbished product for a broad range of tenants.


STREET ART · ALLAPATTAH


OFFICE · ALLAPATTAH


NW 36TH STREET RETAIL

RUBELL MUSEUM · NW 23RD ST

NEW MULTIFAMILY NEARBY

SEE CONTEXTUAL MAP, PAGE 03

323 UNITS	The Julia Residences	Multifamily
267 UNITS	7 Mosaico	Multifamily
263 UNITS	Brisas del Este Apartments	Multifamily
200 UNITS	Dulce Vida	Mixed-use / multifamily
200 UNITS	14 Allapattah Residences	Mixed-use / multifamily
192 UNITS	No. 17 Residences	Multifamily
1,445 UNITS	Six projects combined	Allapattah and nearby

NEARBY LANDMARKS RUBELL MUSEUM EL ESPACIO 23 MUSEUM OF SEX JUAN PABLO DUARTE PARK MIAMI FREEDOM PARK MIAMI INTERNATIONAL AIRPORT

SALES COMPARABLES · RECORDED LAND TRADES WITHIN ~1 MILE · VIZZDA / GRIDICS, 09/03/2026

COMPARABLES & LEASEBACK

DATE	ADDRESS	LOT SF	PRICE	LAND $/SF · MEDIAN $136	ZONE	DIST.
05/29/26	1000 NW 23rd St · same street	43,798	$15,000,000	$342.48	D1	2 blks
07/09/26	2003–2065 NW 7th Ave · 2.80 ac	121,968	$21,750,000	$178.33	–	0.2 mi
07/16/25	3010–3028 NW 17th Ave	23,522	$3,300,000	$140.29	T6-8-O	0.87 mi
07/22/26	846 NW 21st Ter	22,651	$3,000,000	$132.44	D2	0.15 mi
04/14/25	1068 NW 36th St	21,344	$2,800,000	$131.18	D1	0.90 mi
12/17/25	768 NW 21st St	22,216	$2,500,000	$112.53	D1	0.15 mi
SUBJECT	2230 & 2250 NW 8th Ave · 820 NW 23rd St	21,164	INCOME	SEE LEASEBACK VALUE ↓	CI	–

SALE-LEASEBACK VALUATION

BLENDED NNN RATE · 3,709 SF BUILDING + 21,164 SF LOT = 24,873 SF

$4.15M–$5.97M

VALUE AT A 5–6% CAP

BLENDED RATE	$10.00 PER SF · NNN	$11.00 PER SF · NNN	$12.00 PER SF · NNN
ANNUAL RENT	$248,730	$273,603	$298,476
MONTHLY RENT	$20,728	$22,800	$24,873
5.0% CAP RATE	$4,974,600 $200.00 / SF	$5,472,060 $220.00 / SF	$5,969,520 $240.00 / SF
5.5% CAP RATE	$4,522,364 $181.82 / SF	$4,974,600 $200.00 / SF	$5,426,836 $218.18 / SF
6.0% CAP RATE	$4,145,500 $166.67 / SF	$4,560,050 $183.33 / SF	$4,974,600 $200.00 / SF

VALUE = ANNUAL NNN RENT ÷ CAP RATE · $/SF ON 24,873 BLENDED SF · SUBJECT TO A DEFINITIVE LEASE

POSITIONING

$196–$282 per SF of land, with income in place.

A blended $10–$12/SF NNN leaseback at a 5–6% cap values the land well above the $132–$136/SF comp median. Buy it leased for income, or vacant at closing for redevelopment.

LEASEBACK · LAND $/SF	$195.88–$282.06
COMP MEDIAN, ALL 6	$136.37
MEDIAN, EXCL. 1000 NW 23RD	$132.44
COMP RANGE	$112.53–$342.48

BOUNDARY SURVEY

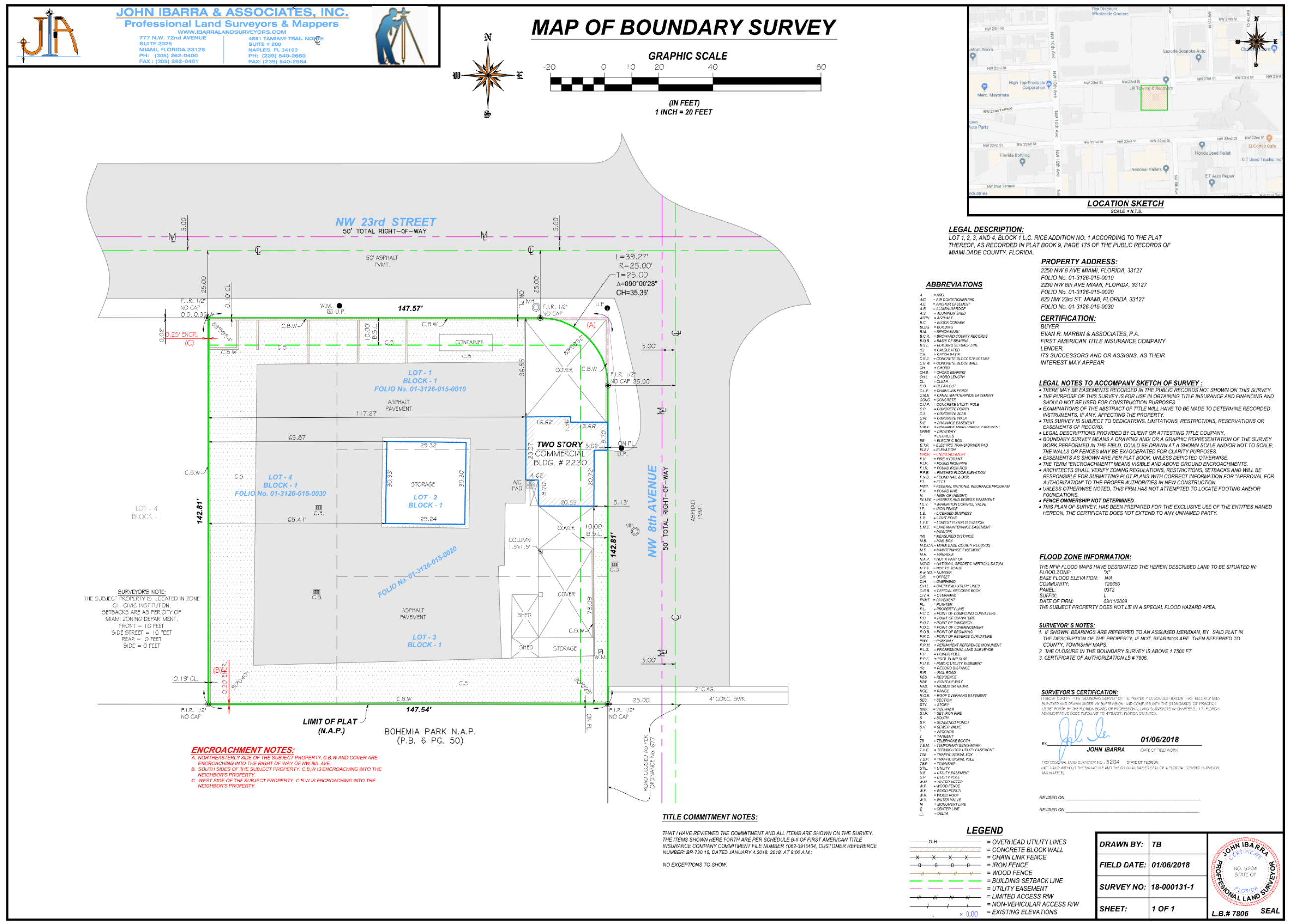
SITE PLAN / SURVEY

JOHN IBARRA & ASSOCIATES
SURVEY NO. 18-0001311-1 · 01/06/2018

LOT BREAKDOWN

LOT 1 2250 NW 8th Ave	4,900 SF
LOTS 2 & 3 2230 NW 8th Ave · building	9,400 SF
LOT 4 820 NW 23rd St	6,864 SF
TOTAL LAND	**21,164 SF**

BUILDING
Built 1949
3,709 SF



PLAT	P.B. 9, PG. 175
BOUNDARY	142.81' × 147.57'
FLOOD ZONE	X · OUTSIDE SFHA


DOWNTOWN MIAMI & BRICKELL SKYLINE BEYOND
LOOKING SOUTH · SUBJECT BOUNDARY OUTLINED

AERIAL · SITE & BUILDING

AERIAL · SURROUNDING BLOCK

AERIAL · YARD & BUILDING

AERIAL · DISTRICT CONTEXT

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YARD & PARKING · GROUND VIEW

FRONT OFFICE

CASHIER STATION

WAITING AREA

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