



FOR SALE

1785 NW 21ST TERRACE
MIAMI, FL 33142

**ALLAPATTAH WAREHOUSE WITH
COMMERCIAL KITCHEN**

STL
COMMERCIAL

OVERVIEW

Opportunity to acquire a warehouse fully permitted and built out for commercial kitchen use; complete with a grease trap, two hood systems of 14 and 22 feet, and a walk-in freezer.

The property has Twin-T concrete construction and recently received its 50-year recertification.

The property is located in Allapattah, Miami's fastest growing industrial sector. With close proximity to Wynwood and the rest of the Downtown Core, the property would be ideal for a food user looking to access their nearby restaurants or a ghost kitchen wanting to be as close as possible to a dense population center.

SITE SUMMARY

BUILDING SIZE: 4,500 SF

LOT SIZE: 7,000 SF

ZONING: D2

ALLOWED USES: Industrial, Food Production, Food Storage, Restaurant, Office, Etc.

ASKING PRICE: \$1,699,000

HIGHLIGHTS

- GREASE TRAP, TWO DUAL EXHAUST HOOD SYSTEMS (22 FEET AND 14 FEET), WALK-IN FREEZER.
- 50-YEAR RECERTIFICATION COMPLETED IN 2025
- TWIN-T CONCRETE ROOF (RESURFACED 2021)
- EQUIPPED WITH 400-AMP 3-PHASE ELECTRIC
- +/- 13 FOOT CLEAR HEIGHT
- LOCATED IN QUALIFIED OPPORTUNITY ZONE (QOZ)
- 10 ON SITE PARKING SPACES



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BRIAN PINEIRO | COMMERCIAL ADVISOR | 786.382.9900
ALEX TSOULFAS | PRESIDENT | 305.972.7217

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

SOUTHEAST VIEW

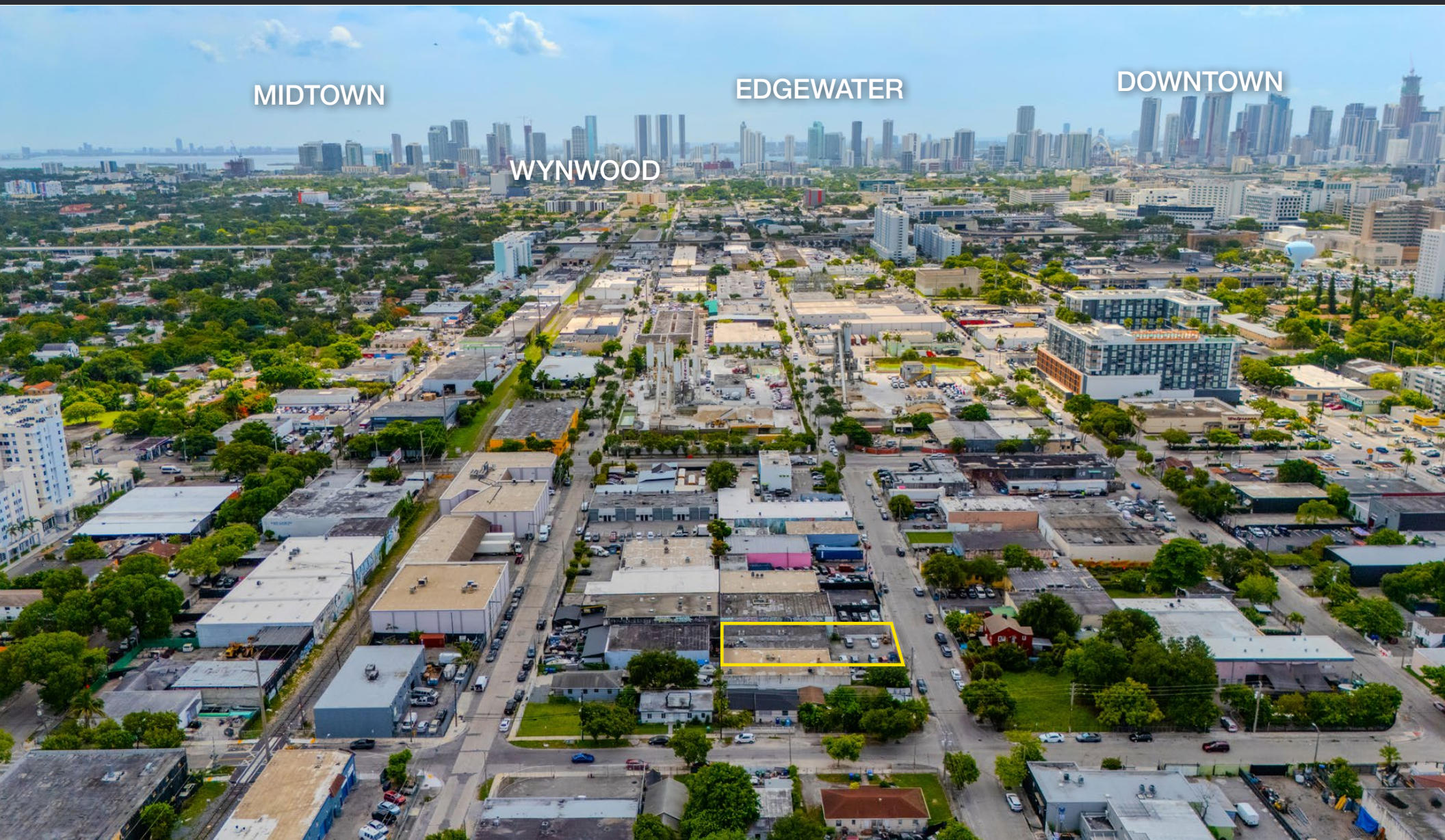


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EAST VIEW



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



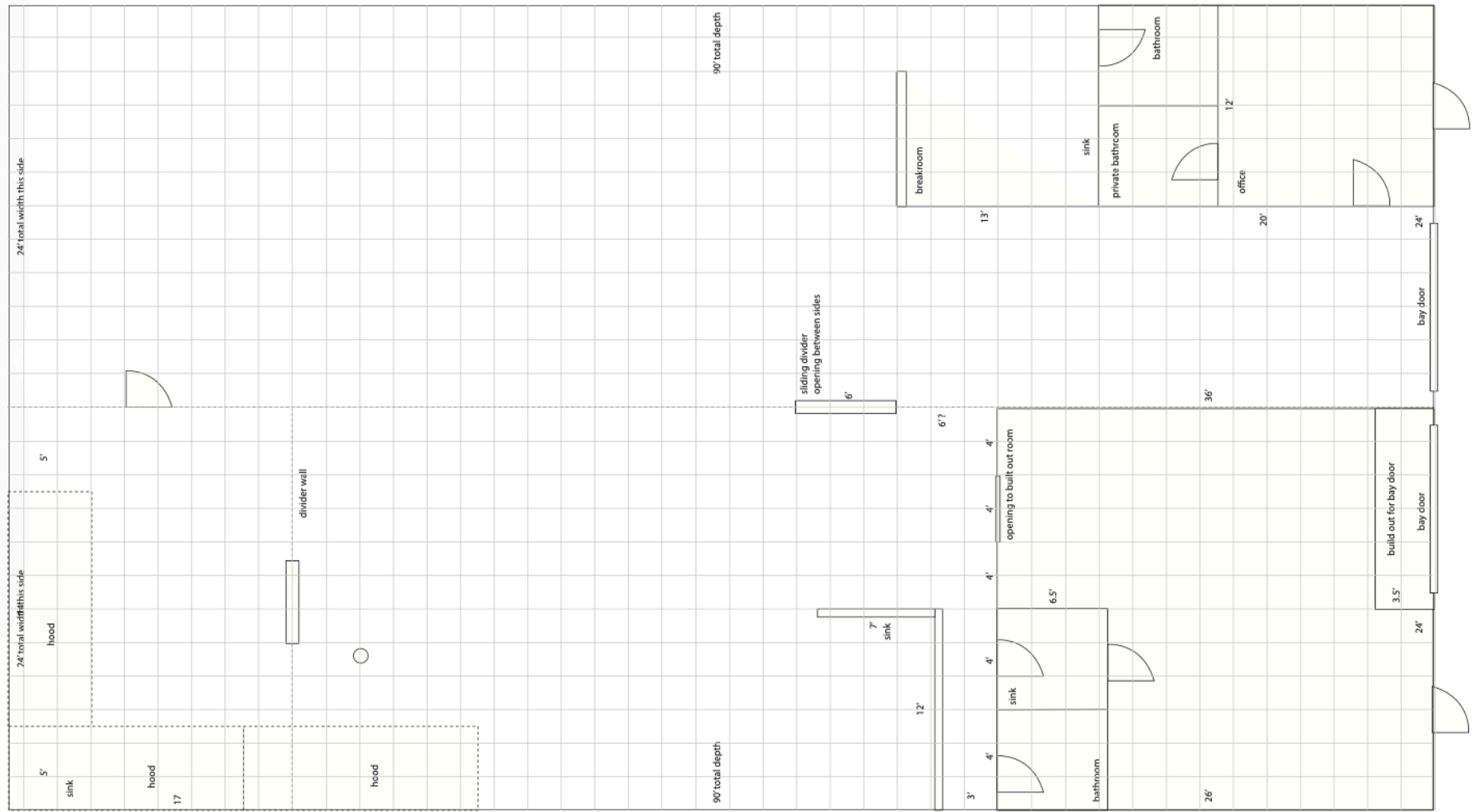
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FLOOR PLAN



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FACADE RENDERING



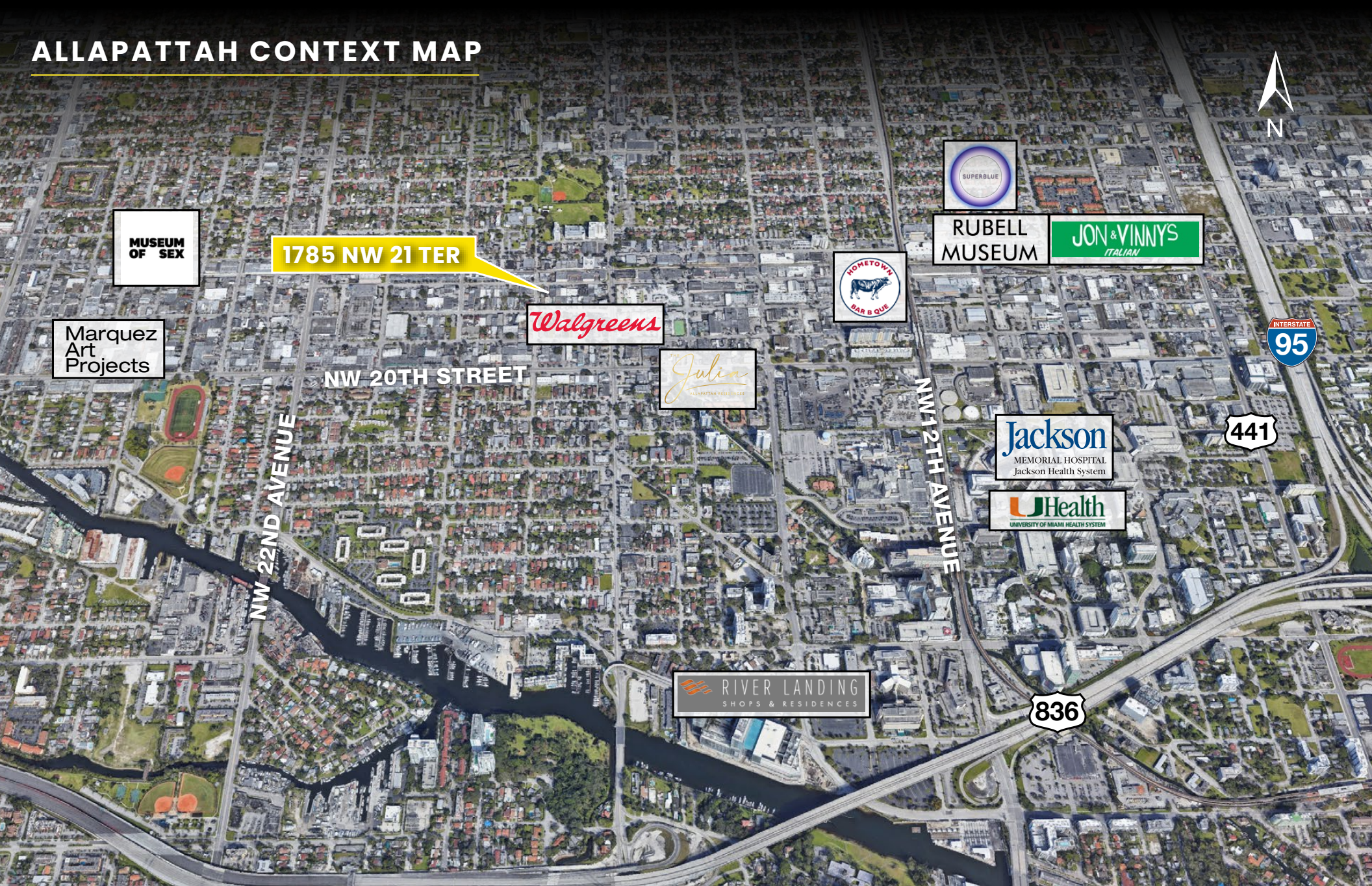
**AI RENDERING OF
FACADE RENOVATION**

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ALLAPATTAH CONTEXT MAP



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