



FOR SALE

SESAME STREET & ALI BABA AVE
OPA-LOCKA, FL
TRANSIT-ORIENTED DEVELOPMENT SITE

THE ALPHA
COMMERCIAL

DEVELOPMENT SPECIALISTS

THE ALPHA COMMERCIAL

📍 **THE ALPHA COMMERCIAL ADVISORS**
375 NE 54th Street, Suite 8
Miami, FL 33137

🌐 **www.thealphacomm.com**

Based in Little River, The Alpha Commercial is rewriting the narrative of the brokerage industry. Our mission is to empower professionals to redefine their careers, fostering a culture where work meets play and success knows no bounds. Led by a team with over \$200MM in closed transactions in the span of only a few years, we specialize in peripheral urban core neighborhoods with a unique focus on covered land and creative deals that seamlessly connect people with the places they love.



JAMIE ROSE MANISCALCO
President & Managing Broker

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☎ 201-264-0113

OFFERING SUMMARY

SESAME ST & ALI BABA AVE OPA-LOCKA, FL 33054

Folio #:	08-2121-004-1861
Land Area:	29,179 SF (0.67 acres)
Zoning:	R-3/Mixed-Use Overlay District (MXUOD)
Max. Density:	45-100 units
Max. Height:	4 stories / 50 FT
Max. Lot Coverage:	90%
Allowable Uses:	Multi-family, Mixed-Use, Office, Retail, Day Care, Hotel, Medical, Educational, ALF
Asking Price:	\$1,100,000

Introducing a 0.67-acre utilitarian development site with unmatched accessibility to mass transit with its location directly adjacent to the Opa-locka Tri-Rail station and within blocks of Opa-locka Executive Airport and the Amazon fulfillment center.

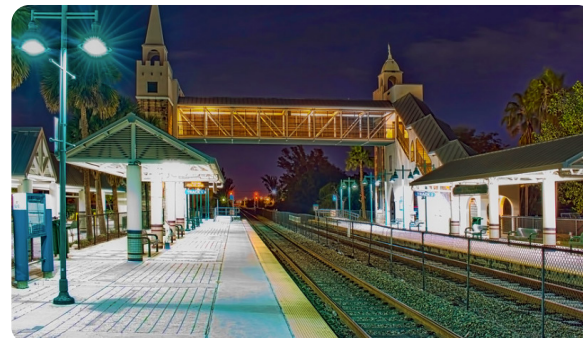
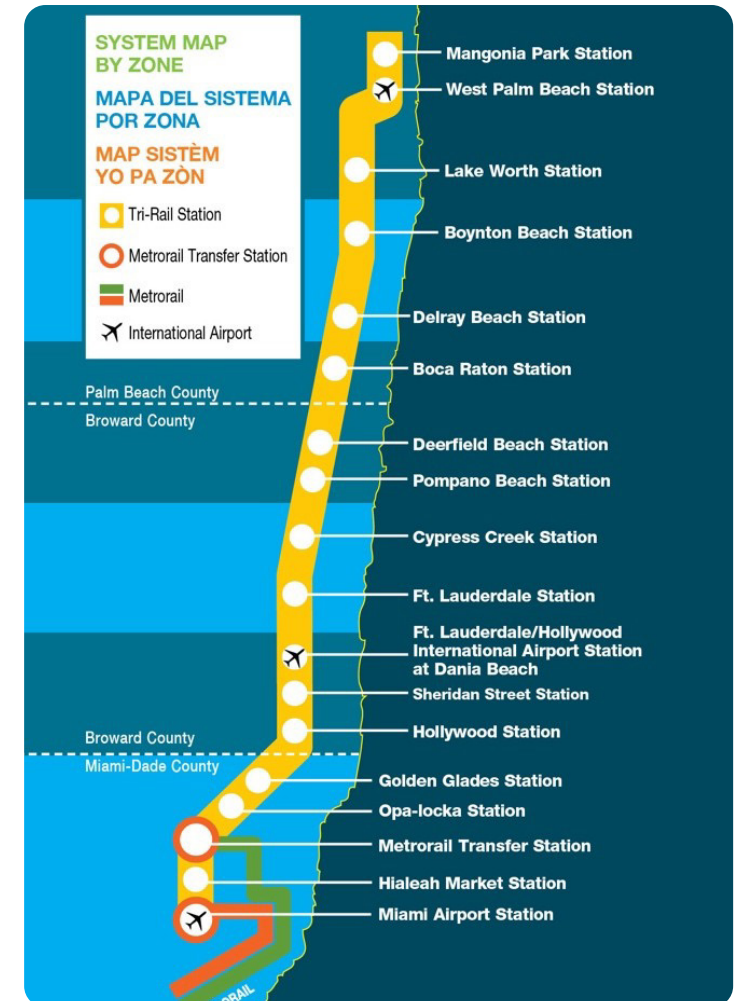
Located within the Mixed-Use Overlay District of Opa-locka's Downtown area, the district's close proximity to public transportation & employment centers will support a variety of commercial, retail, moderate and high density multifamily housing types for a broad range of incomes, providing added opportunity to support existing industrial uses via retail outlets and neighborhood services for employees.



TRANSIT-ORIENTED LOCATION



The site is located directly adjacent to the Opa-locka Tri-Rail station and only blocks away from Opa-locka Executive Airport, making it a key location for the development of housing, live-work units, or mixed-use project that can cater to the Amazon fulfillment center employees and neighboring residents.



OPA-LOCKA DOWNTOWN MASTER PLAN

Beyond Downtown and adjacent to its western boundary is the Miami Opa-locka Executive Airport, a reliever for Miami International Airport (MIA), and also more recently an Amazon fulfillment center, in addition to other large industrial properties. The airport is a key asset for Downtown and the City in general.

Within a few miles of Downtown is easy access to I-95, the Florida Turnpike, and I-75. The existing industrial uses, airport, and major transportation routes position the City for strong future opportunities.



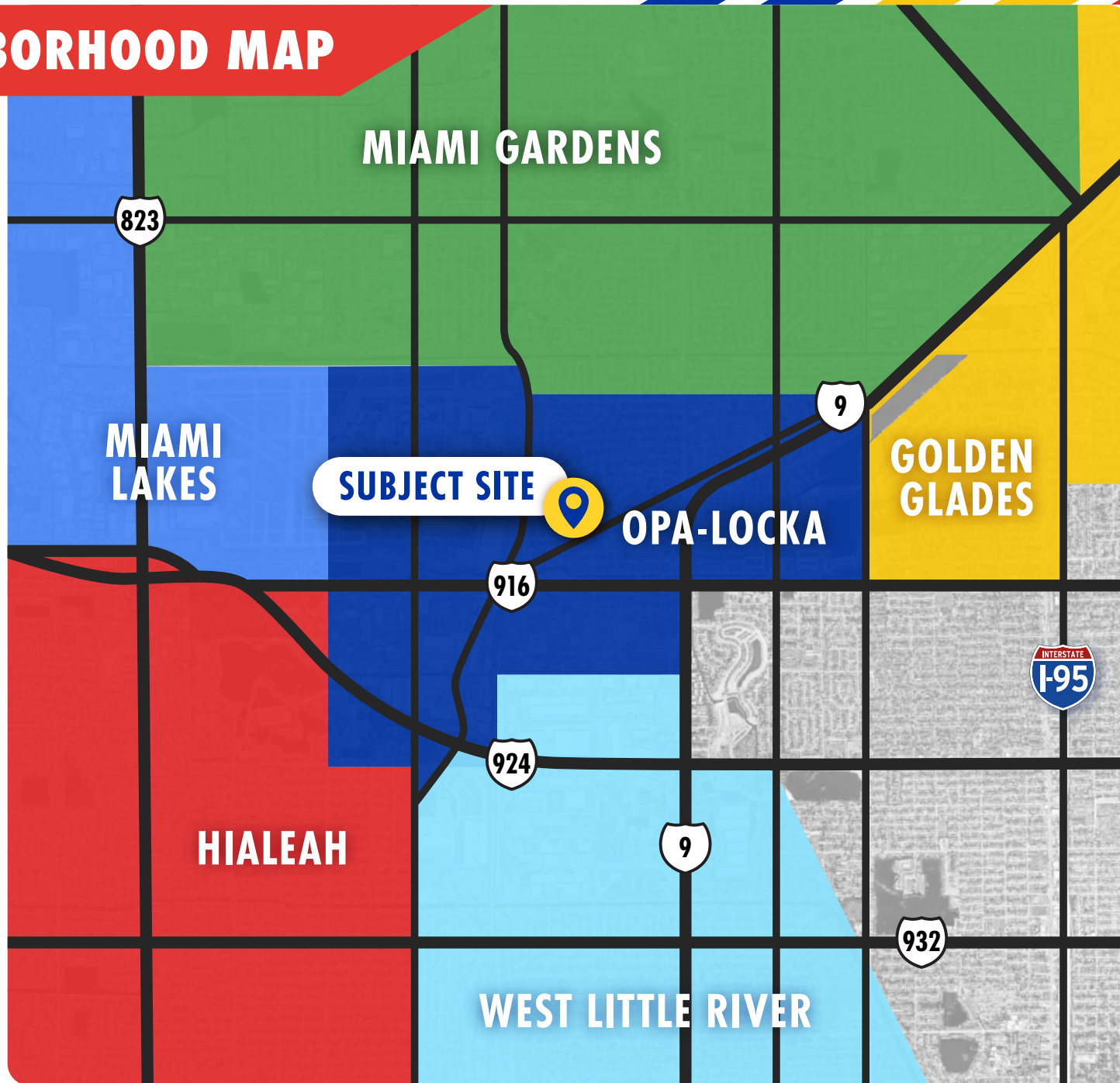
CONTEXT IMAGE



BIRD'S EYE VIEW



NEIGHBORHOOD MAP





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