



**FOR SALE**

**THE ALPHA**  
**COMMERCIAL**

**2304 ALI BABA AVE**  
**OPA-LOCKA, FL 33054**

## AREA SPECIALISTS

# THE ALPHA COMMERCIAL

### THE ALPHA COMMERCIAL ADVISORS

742 NE 79<sup>th</sup> Street, Miami, FL 33138

🌐 [www.thealphacomm.com](http://www.thealphacomm.com)

📷 [thealphacommercial](https://www.instagram.com/thealphacommercial)

Based in the Little River area, we are 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.

## THE LISTING TEAM

### MOLLI LEONI

Commercial Advisor

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## INTRODUCING A DYNAMIC ADAPTIVE RE-USE OPPORTUNITY POSITIONED FOR GROWTH & CREATIVITY IN THE OPA-LOCKA SUB-MARKET....

THE ALPHA COMMERCIAL ADVISORS™ is proud to present a unique value-add mixed-use asset with underlying industrial zoning, ideally situated along Opa-locka's main Ali Baba Avenue corridor.

Positioned for upside and versatility, the site consists of an 8-unit rooming house-style residential building in the rear and a street-fronting automotive garage—directly across from the area's well-established industrial district.

In need of renovation, the property is ideal for investors looking to unlock value through creative re-use, whether by reactivating the residential units as affordable housing, converting to storage, light industrial, or office use, or removing the garage to create yard or parking space, the site offers multiple high-margin paths to transform and profit at a fraction of the acquisition cost.

# OFFERING SUMMARY

## 2304 ALI BABA AVE OPA-LOCKA, FL 33054

Asset Class: **Mixed-Use:  
Industrial/Multi-Family**

Bldg Area: **2,531 SF**

Land Area: **6,875 SF**

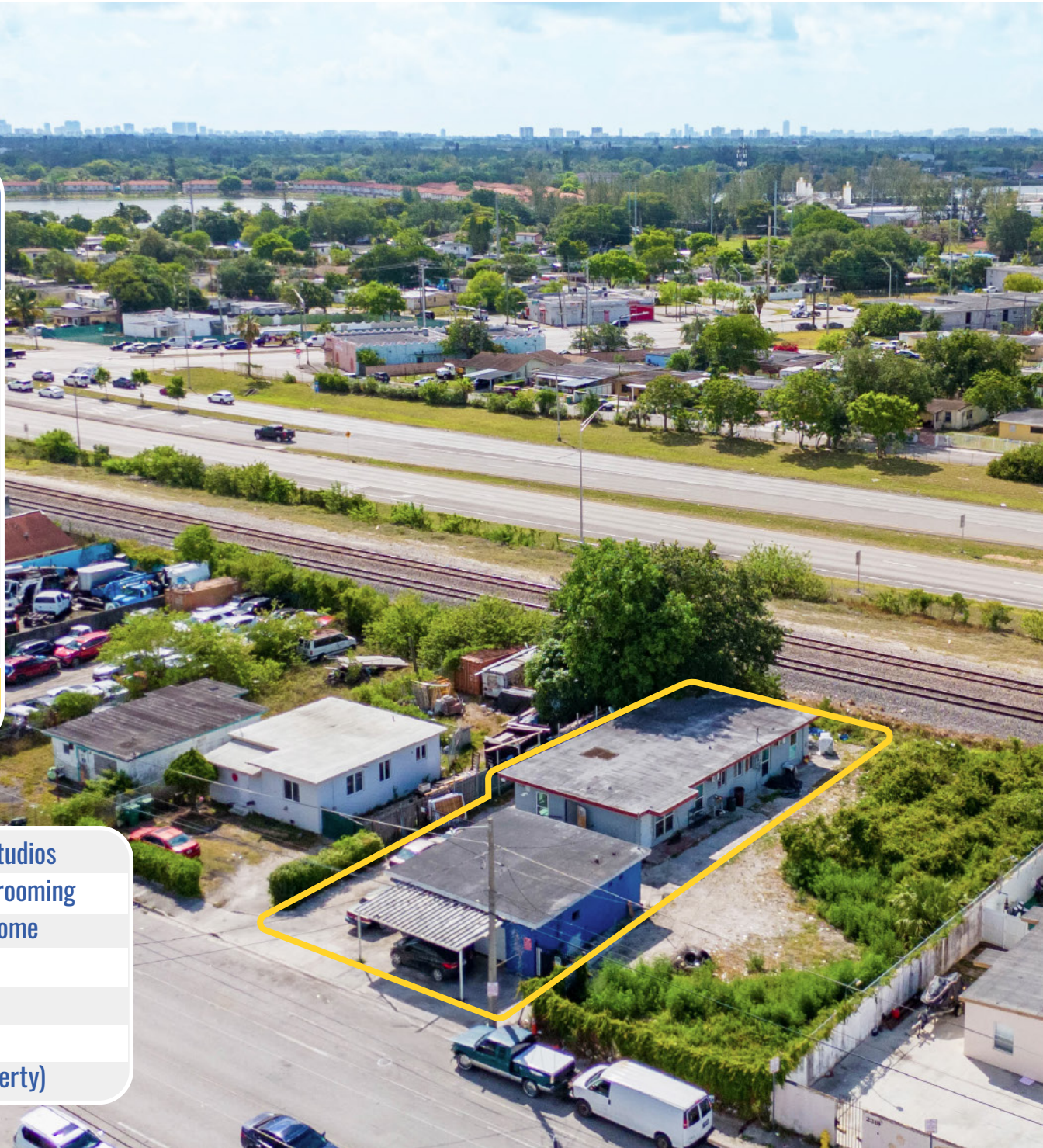
Zoning: **I-1**

Asking Price: **\$720,000**

**Seller-Financing Available**

### Allowable Uses:

Automotive Repairs	Production + Artist Studios
Light Industrial	Animal Boarding & Grooming
Manufacturing	Crematory/Funeral Home
Storage & Self-Storage	Recreation (Indoors)
Warehouse	Restaurant
Ghost Kitchen	Self-Service Laundry
Office/Flex	Retail (<20% of property)

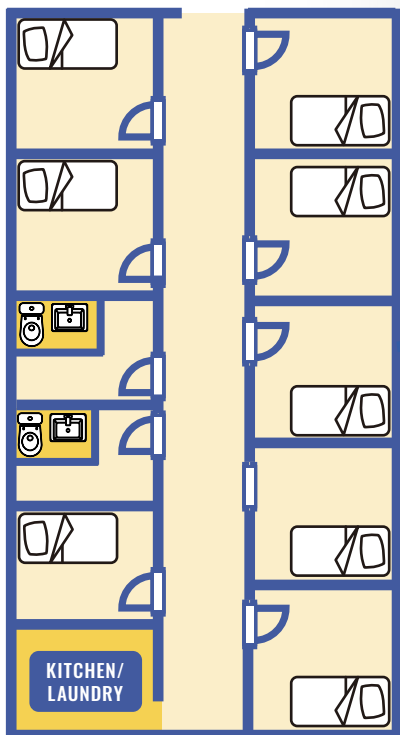


# SITE MAP



ALI BABA AVE

SHOP



55'

125'



# WHY BUY IN OPA-LOCKA?



**A STRATEGIC MIAMI-DADE SUB-MARKET, OPA-LOCKA IS GAINING TRACTION AMONGST INVESTORS AS A MAJOR TRANSPORTATION & LOGISTICAL HUB THANKS TO MIAMI-OPA LOCKA EXECUTIVE AIRPORT, TRI-RAIL'S OPA-LOCKA STATION, AND DIRECT ACCESS TO I-95, THE FLORIDA TURNPIKE, AND I-75.**

Anchored by one of the area's largest Amazon fulfillment centers which alone employs over 1,500 people — the city is attracting both large-scale industrial users and private sector investment, further supported by Opa-locka's Downtown Master Plan which is aimed at encouraging business-friendly growth.

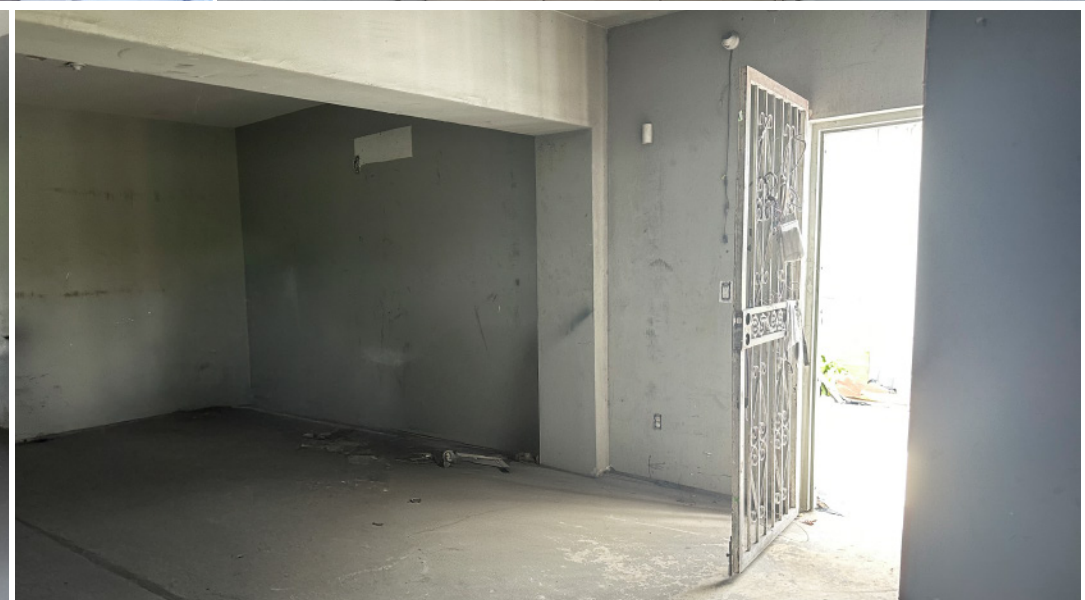
All-in-all, a compelling target for long-term multifamily investment and 1031 Exchange buyers seeking stability with upside.



# EXTERIOR PHOTOS



## INTERIOR PHOTOS



WEST VIEW

TRI RAIL™

amazon  
fulfillment



MIAMI OPA-LOCKA  
EXECUTIVE AIRPORT

OPA-LOCKA INDUSTRIAL DISTRICT

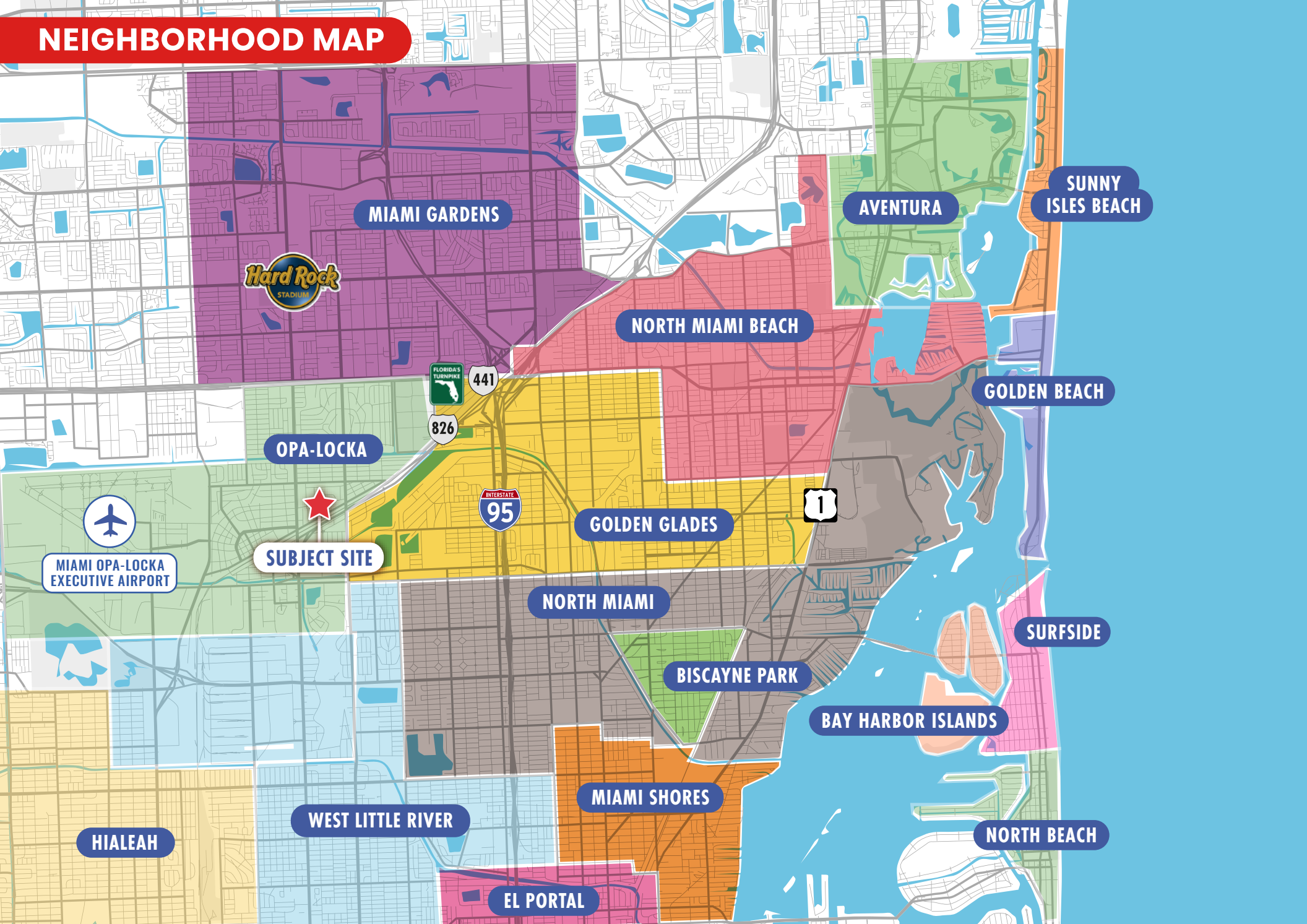
ALI BABA AVE

EAST VIEW

8.5 MILES TO  
AVENTURA



# NEIGHBORHOOD MAP





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