



ALLAPATTAH

1910-1930 NW 29TH STREET
MIAMI, FL 33142

FOR SALE

THE ALPHA
COMMERCIAL

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THE ALPHA COMMERCIAL ADVISORS™

742 NE 79th Street, Miami, FL 33138

🌐 www.thealphacomm.com

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

Headquartered in Miami's Little River district, The Alpha Commercial is a results-driven brokerage built for what's next. Focused on systematic deal-making in transitional core neighborhoods, we bring structure, speed, and clarity to every transaction. Our mission is to gamify the real estate process—creating a platform that energizes agents, engages clients, and drives real results.

THE LISTING TEAM

JAMIE ROSE MANISCALCO
President & Managing Broker

✉ jamie@thealphacomm.com

☎ 201-264-0113



THE ALPHA COMMERCIAL ADVISORS™ IS PROUD TO PRESENT ALLAPATTAH'S MOST COMPELLING MULTI-FAMILY ACQUISITION OPPORTUNITY: A FULLY-RENOVATED, FULLY-STABILIZED 24-UNIT GARDEN-STYLE ASSEMBLAGE SPANNING A FULL ACRE OF CONTIGUOUS LAND WITHIN AN OPPORTUNITY ZONE.

Featuring brand new roofs, impact windows, completed 40-year recertifications, and strong in-place income, this turn-key asset delivers dependable cashflow, streamlined operations, and both short- and long-term development potential—including an active path toward T5-L zoning and future eligibility for Live Local Act density bonuses.

Ideal for any investor seeking **the trifecta of scale, stability, and upside** in one of Miami's fastest-evolving submarkets.

OFFERING SUMMARY

**1910-1930 NW 29TH STREET
MIAMI, FL 33142**

Neighborhood: Allapattah

Asset Type: Multifamily

Unit Count: 24

Total Bldg Area: 13,248 SF

Total Land Area: 43,656 SF (1 acre)

Zoning: T4-R*

Max. Density: 36 units*

Max. Height: 4 stories*

*Assemblage has pending application for an up-zone to T5-L which would allow for up to 65 units and 5 stories on this site, and trigger eligibility for Live Local bonuses up to 1,000 du/acre.

Opportunity Zone: Yes

Asking Price: \$5,695,000

Rent Roll & Financials Available By Request



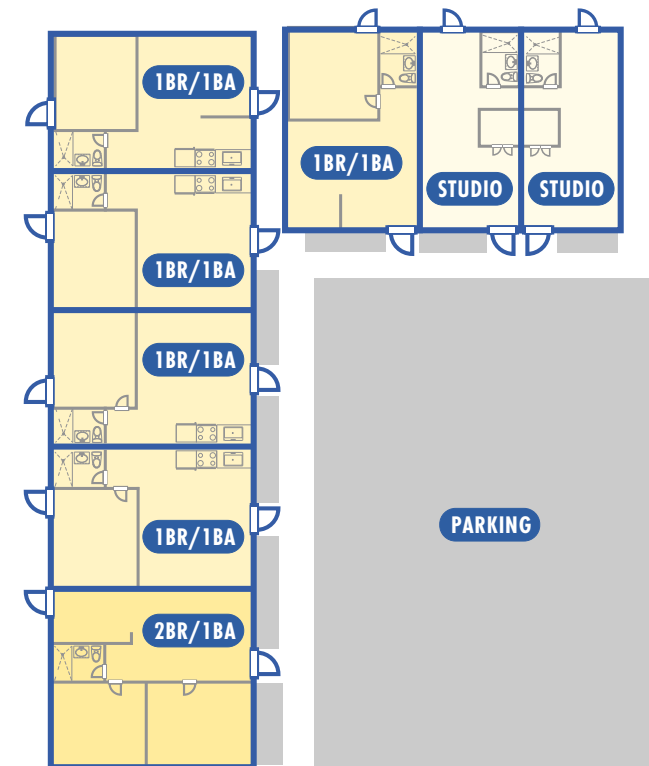
INVESTMENT HIGHLIGHTS

- ✓ Located within a **Qualified Opportunity Zone (QOZ)** directly adjacent to parks & schools
- ✓ Expansive **1-acre footprint** offers immediate scale and flexibility for long-term investors
- ✓ All **40-year recertification(s) completed** including **brand new roofs** on all three (3) structures
- ✓ **Fully-stabilized & consistent in-place cash-flow** with annual gross and net income in excess of \$500K and \$370K, respectively, with available upside to raise rents
- ✓ **Fully-renovated** and hassle-free, featuring impact glass, clean modern facades, laundry facilities, new A/C units, and durable, upgraded finishes
- ✓ Steady **100% occupancy** with waiting list, currently with five (5) Section 8 and (19) market-rate tenancies
- ✓ Immediate **future development upside** with current density allowing for 12 more units by-right, plus additional re-zoning potential to T5-L*

PROPERTY OVERVIEW

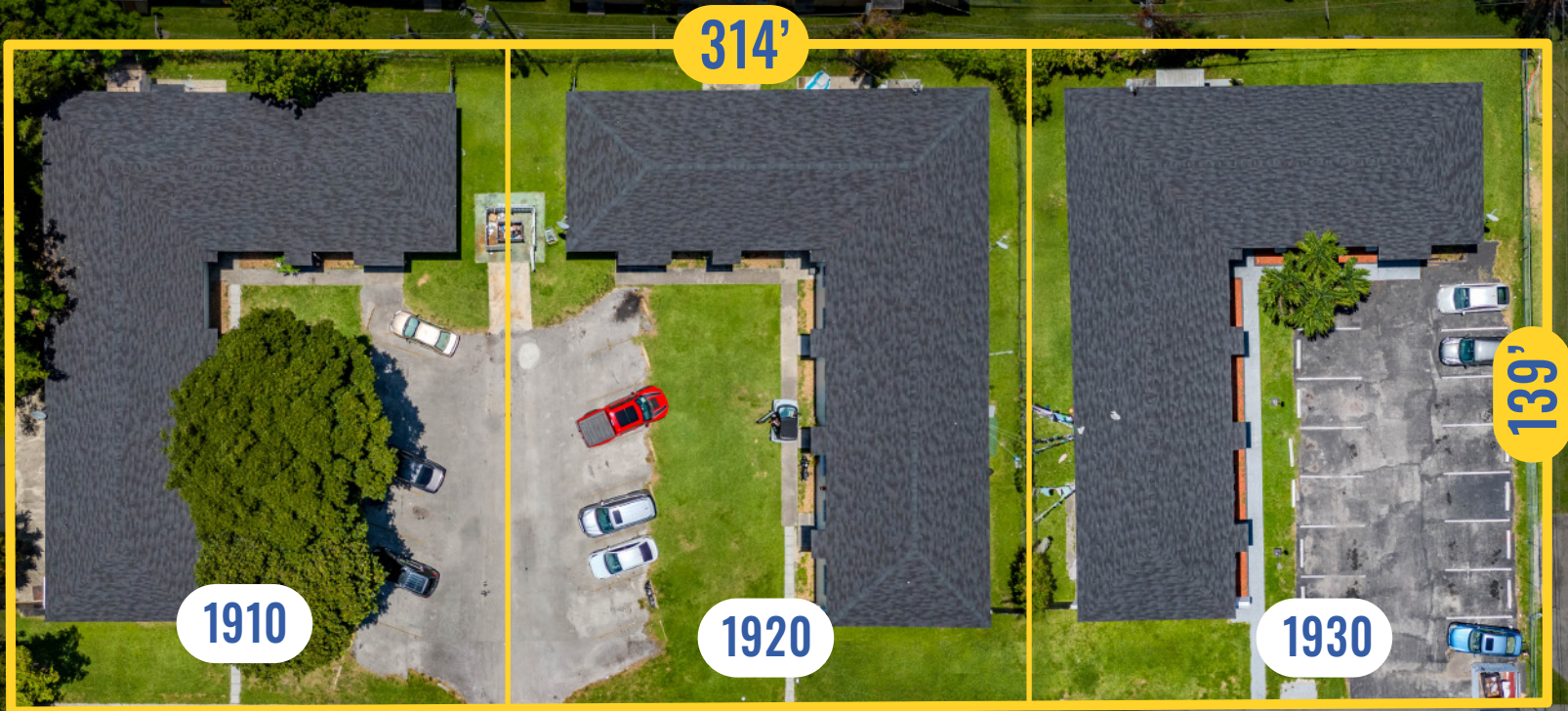


- ✓ **Functional garden-style layout** — consistent design across all three (3) buildings with a diversified unit mix (2BR, 1BR, studios) and two (2) on-site laundry facilities for added tenant ease
- ✓ **Abundant on-site parking** — 30+ spaces with room to expand
- ✓ **Semi-private rear gated patios and front open green-space** — maximizes livability and contributes to consistent 100% occupancy
- ✓ **Individually metered units** — all units separately metered for electric
- ✓ **Quality finishes throughout** — recessed lighting, impact glass, and modern facade supports long-term durability and curb-appeal



FLOORPLAN

ASSEMBLAGE OVERVIEW



NW 29TH ST

PARCEL BREAKDOWN

Address	Lot Area	Bldg. Area	Zoning	# Doors
1910 NW 29 ST	14,552 SF	4,420 SF	T4-R	8
1920 NW 29 ST	14,552 SF	4,420 SF	T4-R	8
1930 NW 29 ST	14,552 SF	4,408 SF	T4-R	8
TOTAL:	= 43,656 SF	= 13,248 SF		= 24

UNIT MIX

	Units	Avg. Sq. Ft.
2 BR / 1 BA	3	785
1 BR / 1 BA	15	566
Studio	6	400
TOTAL:	= 24	

EXTERIOR PHOTOS





UNIT HIGHLIGHTS

- ✓ Majority of units feature fully-renovated kitchens & bathrooms (most w/ stainless steel appliances)
- ✓ Brand new A/C systems in all units w/ mix of central, split, and mini-split
- ✓ Durable, low-maintenance finishes for long-term hold
- ✓ Secure, gated patio area for tenant convenience and enjoyment
- ✓ Additional upside available by upgrading finishes in remaining units (approx. 25%) and raising all units to market rents







3 MILES TO
LITTLE HAVANA



5 MILES TO
DOWNTOWN/BRICKELL

JUAN PABLO DUARTE PARK

ALLAPATTAH

NW 29TH ST





CORAL GABLES

6.5 MILES

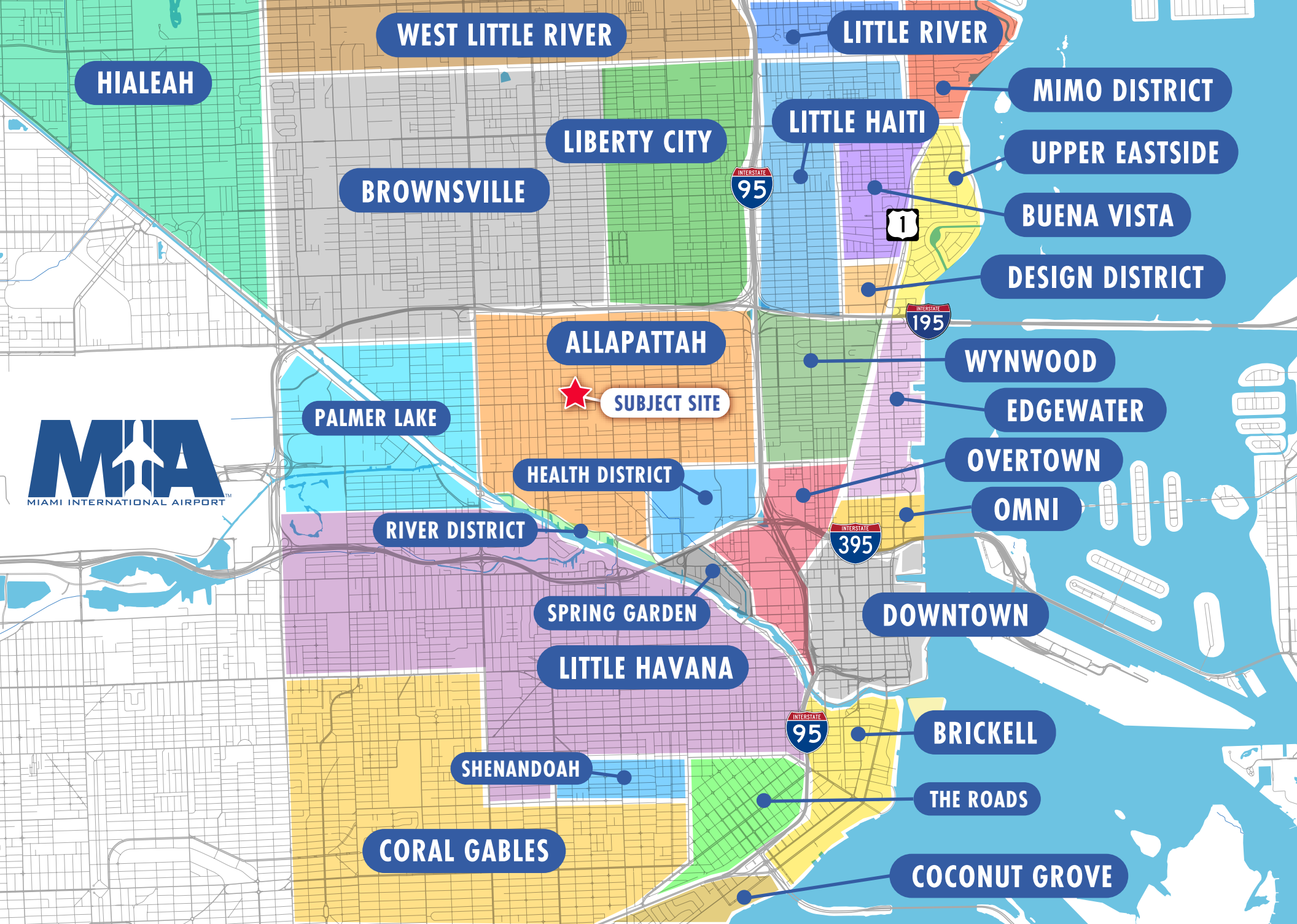


MIAMI INTERNATIONAL AIRPORT

ALLAPATTAH INDUSTRIAL DISTRICT

NW 29TH ST







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