





ALLAPATTAH

773-775 NW 21st Ter, Miami, Florida 33127

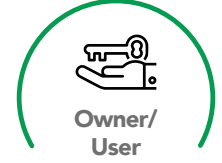
PRIME LOCATION
INVESTMENT

FOR SALE



	TOTAL BUILDING SIZE:	1,480 SF ±
	TOTAL LOT SIZE:	11,432 SF ±
	SALES PRICE:	\$2,200,000
	ZONING:	D2

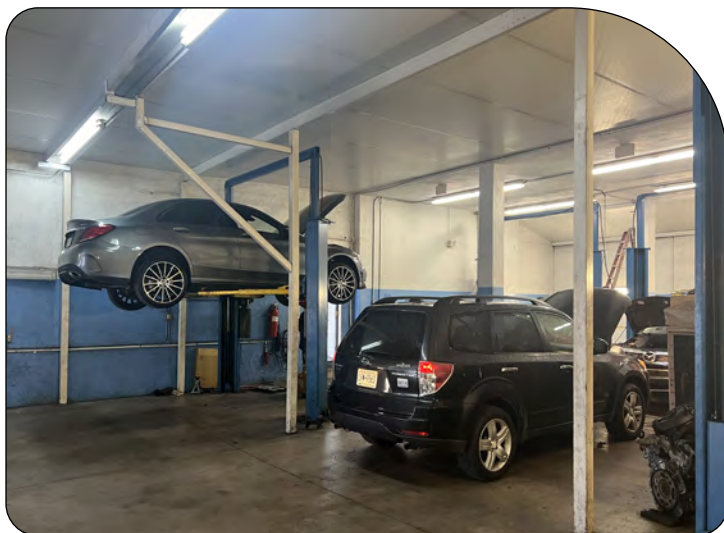
This property is ideal for:



LOCATION: ALLAPATTAH

As Allapattah continues to evolve, 773 NW 21 Terrace presents a rare opportunity to invest in the neighborhood's future at a pivotal moment. Compared to Wynwood, where prices have soared and development has reached a plateau, Allapattah offers a more accessible and dynamic investment landscape with even greater potential for appreciation.

Whether envisioned as a state-of-the-art commercial space, a vibrant residential community, or a unique retail or art destination, 773 NW 21 Terrace provides the perfect canvas for a groundbreaking project that will help define Allapattah's identity and drive its economic renaissance.



REALIZE YOUR VISION HERE

As you develop your vision for 773 NW 21 Terrace, consider the transformative impact your project will have on Allapattah and the surrounding communities. By investing in this neighborhood's future, you have the power to create a ripple effect of positive change, spurring further development, job creation, and community empowerment.

Allapattah's strategic location, with easy access to major highways, public transportation, and nearby neighborhoods like Wynwood, Design District, and downtown Miami, positions 773 NW 21 Terrace at the nexus of Miami's most dynamic and rapidly evolving areas. As these districts continue to grow and thrive, Allapattah is poised to become the next big success story in Miami's urban revitalization.

Allapattah Proximity Points

M.I.A. AIRPORT



MIAMI BEACH



DESIGN DISTRICT



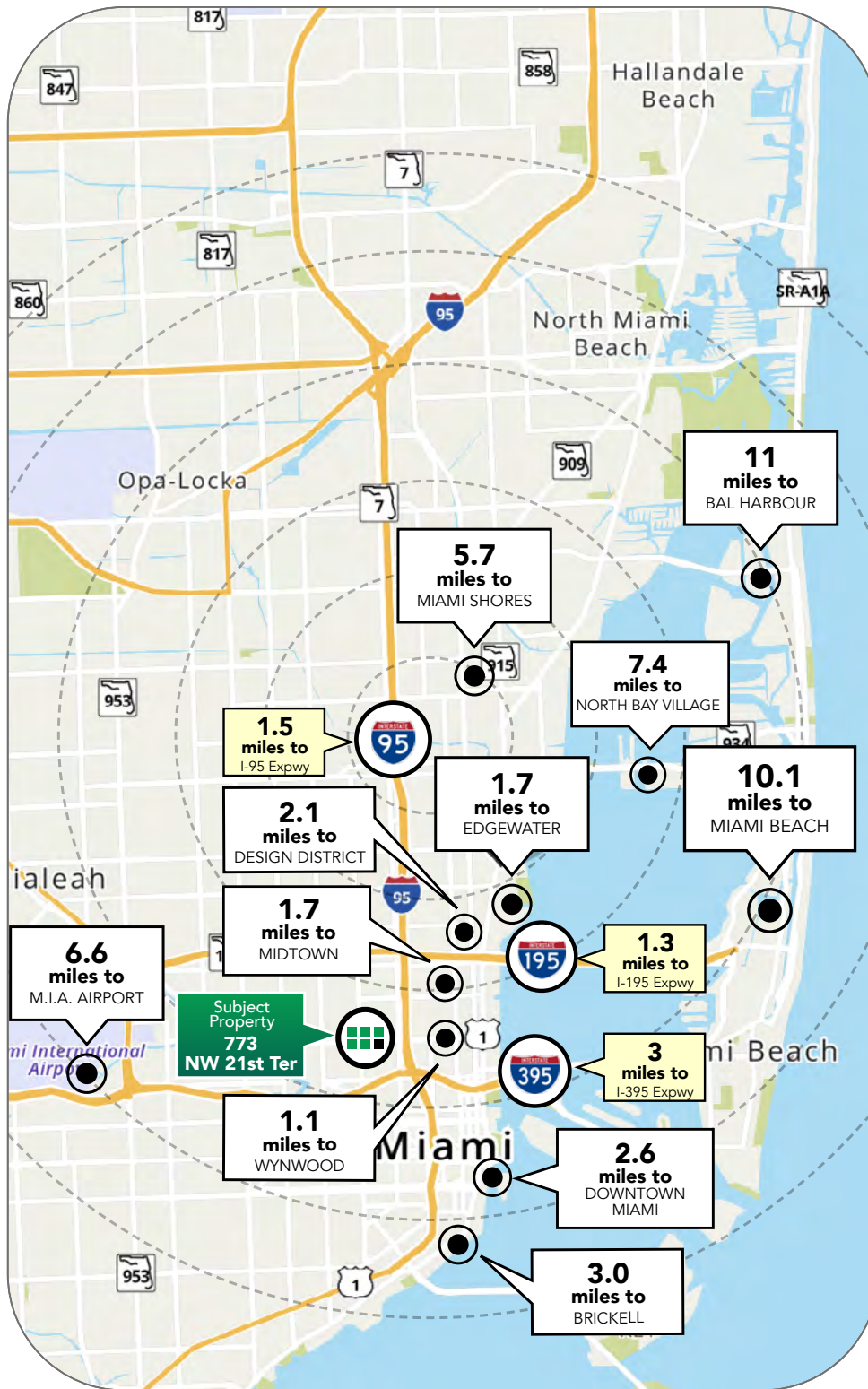
WYNWOOD



MIDTOWN



DOWNTOWN MIAMI



BRICKELL



MIAMI SHORES



AVENTURA



NORTH BAY VILLAGE



SUNNY ISLES BEACH



BAL HARBOUR





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Art @Allapattah



Superblue
1101 NW 23rd St



Rubell
1100 NW 23rd St



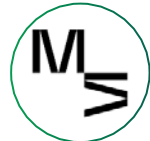
Voloshyn Gallery

800 NW 22nd St
Miami, FL 33127



KDR Gallery

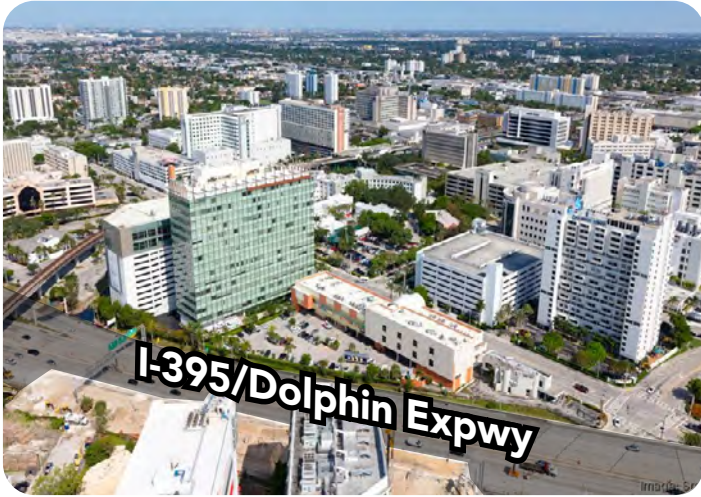
790 NW 22nd St
Miami, FL 33127



Mindy Solomon

848 NW 22nd St
Miami, FL 33127

Health @Allapattah



Miami Health District



In and Near Allapattah



Planet Fitness

RIVER LANDING
1440 NW N River Dr #440
Miami, FL 33125



Anatomy Fitness

MIDTOWN
3415 NE 2nd Ave
Miami, FL 33137



Legacy Fit

WYNWOOD
2243 N Miami Ave #110
Miami, FL 33127

Major Institutions @Allapattah

& NEARBY HEALTH DISTRICT

Jackson
HEALTH SYSTEM



Jackson Health

1801 NW 9th Ave
Miami, FL 33136

UHealth
UNIVERSITY OF MIAMI HEALTH SYSTEM



UM Health System

1400 NW 13th Ave
Miami, FL 33125

VA

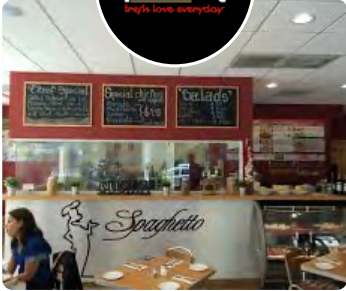


VA Hospital

1201 NW 16th St
Miami, FL 33125



Miami-Dade Courthouse



Dining

NEAR

Allapattah

Shopping

NEAR *Allapattah*



Miami Design District



Midtown



Wynwood

Lifestyle & Wellness

NEAR *Allapattah*



Miami Design District



Midtown



Wynwood

Developments in Allapattah



Owned By
Lissette Calderon



FOURTEEN ALLAPATTAH RESIDENCES

**1470
NW 36th St**
Miami, FL 33142



THE JULIA ALLAPATTAH RESIDENCES

**1625
NW 20th St**
Miami, FL 33142



NO 17 ALLAPATTAH RESIDENCES

**1569
NW 17th Ave**
Miami, FL 33125



Owned By
Rubell Family



REX BUILDING

**1090
NW 23rd St**
Miami, FL 33127

Developments

in Allapattah

(CONTINUED)



Owned By
**Stonecutter Capital Mgt
& Zyscovich Architects**



**1400
RIVER
CENTRAL**

**1470
NW 17th Ave**
Miami, FL 33125



Owned By
**Allapattah Investors LLC
& Corwil Architects**



**LEGACY
ON 20TH**

**1400
NW 20th St**
Miami, FL 33142



**RIVER
DISTRICT 14**

**1418
NW 14th Ave**
Miami, FL 33125



**NEW PUBLIC
STORAGE
FACILITY**

**760
NW 21st St**
Miami, FL 33127

WEST TO EAST VIEW



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N.W. TO S.E. VIEW



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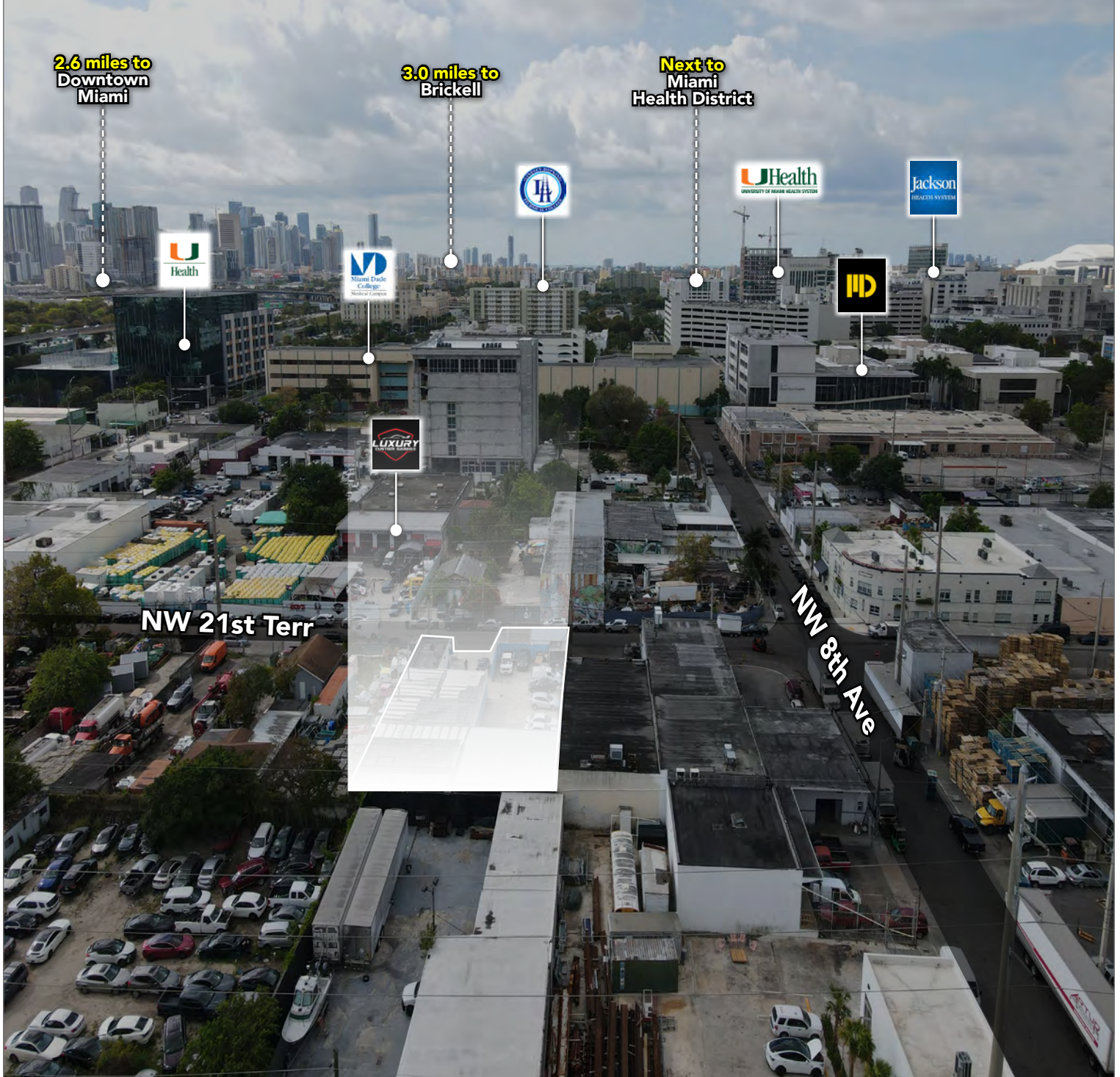
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NORTH TO SOUTH VIEW



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