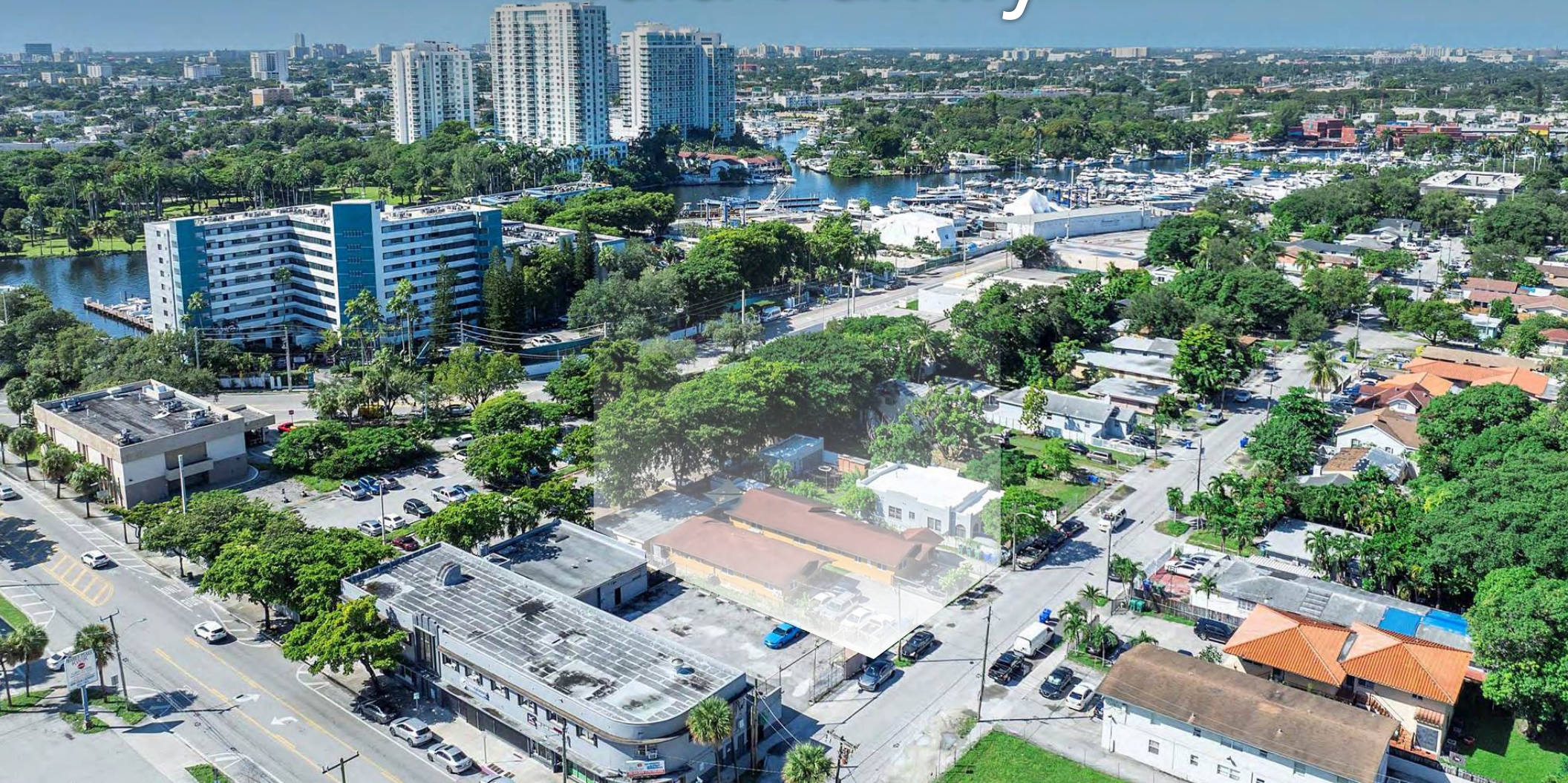


ALLAPATTAH

1728 NW 15th St, Miami, Florida 33125

Multi-Family





AVAILABLE SPACE:

4,932 SF ±



TOTAL LOT SIZE:

12,155 SF ±



SALES PRICE:

Call Agent



ZONING:

T3-O

Property Highlights

- Prime Allapattah–Health District location surrounded by major residential and institutional growth.
- ±4,932 SF single-story structure on a 12,155 SF lot, offering ample yard and parking area.
- Immediate rental income with the opportunity to add more units for higher cash flow.
- Rare opportunity in an undersupplied corridor, minutes from
- Downtown Miami, SR-836, and Jackson Memorial Hospital.

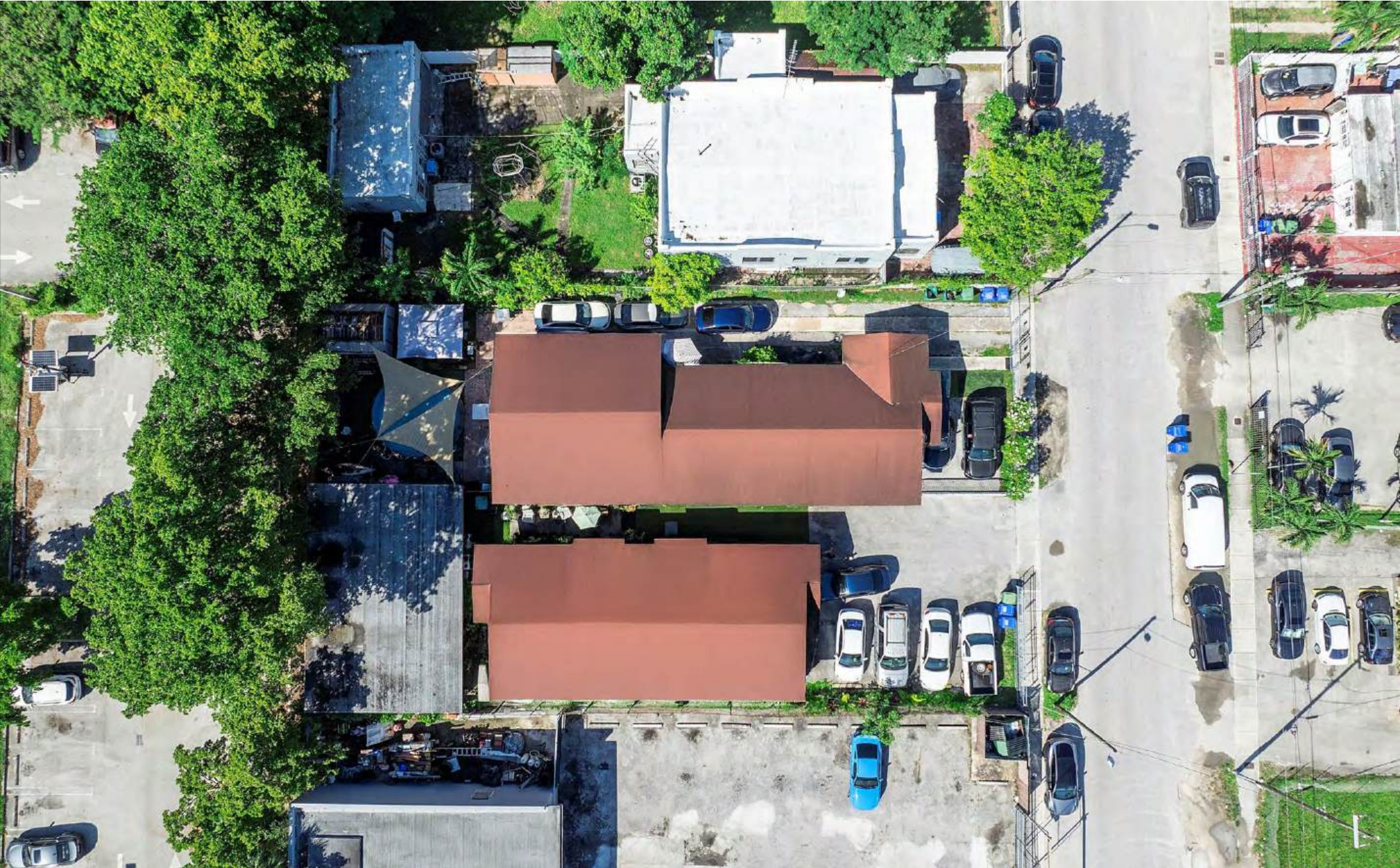
A STRONG **VALUE ADD** OPPORTUNITY



- Income-producing asset with value-add potential generating strong cash flow with the option to add more units
- Attractive upside — within walking distance to Miami's expanding Health District, a major economic engine attracting steady housing demand from medical professionals, researchers, and hospital staff.
- Flexible residential configurations - including long-term rental housing, short-term rentals (per code compliance), or phased redevelopment to capitalize on market growth.
- Large 12,155 SF lot with strong fundamentals — deep footprint, on-site parking, and ample open space for expansion or additional structures (subject to City approval).
- Surrounded by accelerating neighborhood investment — nearby renovations, small multifamily infill, and infrastructure upgrades continue to push rental rates and land values upward.

AERIAL VIEW (*Top Down View*)

4



AERIAL VIEW*(Top Down View)*

FLOORPLAN

Rent Roll		Features
3/2 - \$3250	3/1 \$2850	• Central AC Units • Laundry • Parking • On-Site Storage • BBQ Area
2/1 - \$2500	1/1 - \$1850	

Rent roll figures represent estimated market rents, not actual lease amounts.

BBQ Area

Parking

Parking

Parking

Laundry

Parking

Parking

Parking

STORAGE
Could be converted to a 5th Unit

Laundry

Parking

Parking

Parking

Parking

Parking

Parking

Parking

NW 15th St

This Floor plan is for illustrative purposes only. This Floor plan does NOT reflect actual measurements, dimensions, or configurations.

AERIAL VIEW*(Top Down View)*

PARKING LAYOUT

On-Site Gated Parking Available

- Total of 9 Gated Parking Spaces
- Plenty of Street Parking

Parking Parking Parking

Parking
Parking

Parking
Parking
Parking
Parking

NW 15th St

PROPERTY PHOTOS

7



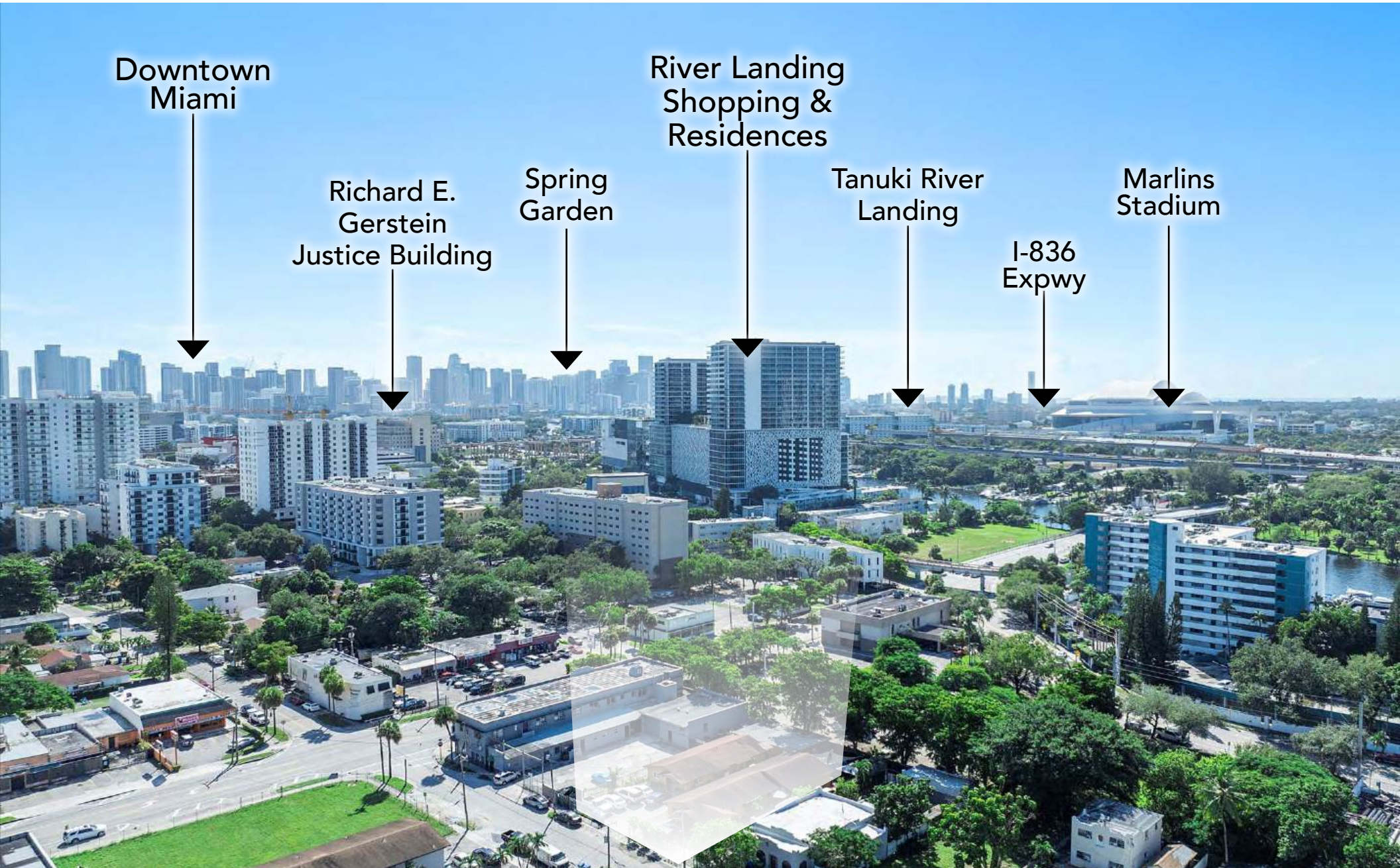
PROPERTY PHOTOS

8



AERIAL VIEW (N.W. To S.E. View)

9



AERIAL VIEW (N.E. To S.W. View)

10



AERIAL VIEW (S.W. To N.E. View)

11



AERIAL VIEW (*West To East View*)

12



AERIAL VIEW (*South To North View*)

13





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