

ADULT ENTERTAINMENT CLUB (REAL ESTATE + BUSINESS)

CAMPOS  
COMMERCIAL  
REAL ESTATE

SELLER FINANCING AVAILABLE



728 NW 79<sup>TH</sup> ST, MIAMI, FL 33150

\$10,000,000



**Building Type:** Free Standing



**Real Estate + Business**



**Total Building Size:** 13,129 SF



**Parking:** 175+ spaces



**Total Lot Size:** 36,750 SF (0.84 Acres)



**(Average Daily Traffic):** 50,000+



**Zoning:** NCUAD + T5-O



**SB102 Live Local Act Potential**



**Year:** 1941

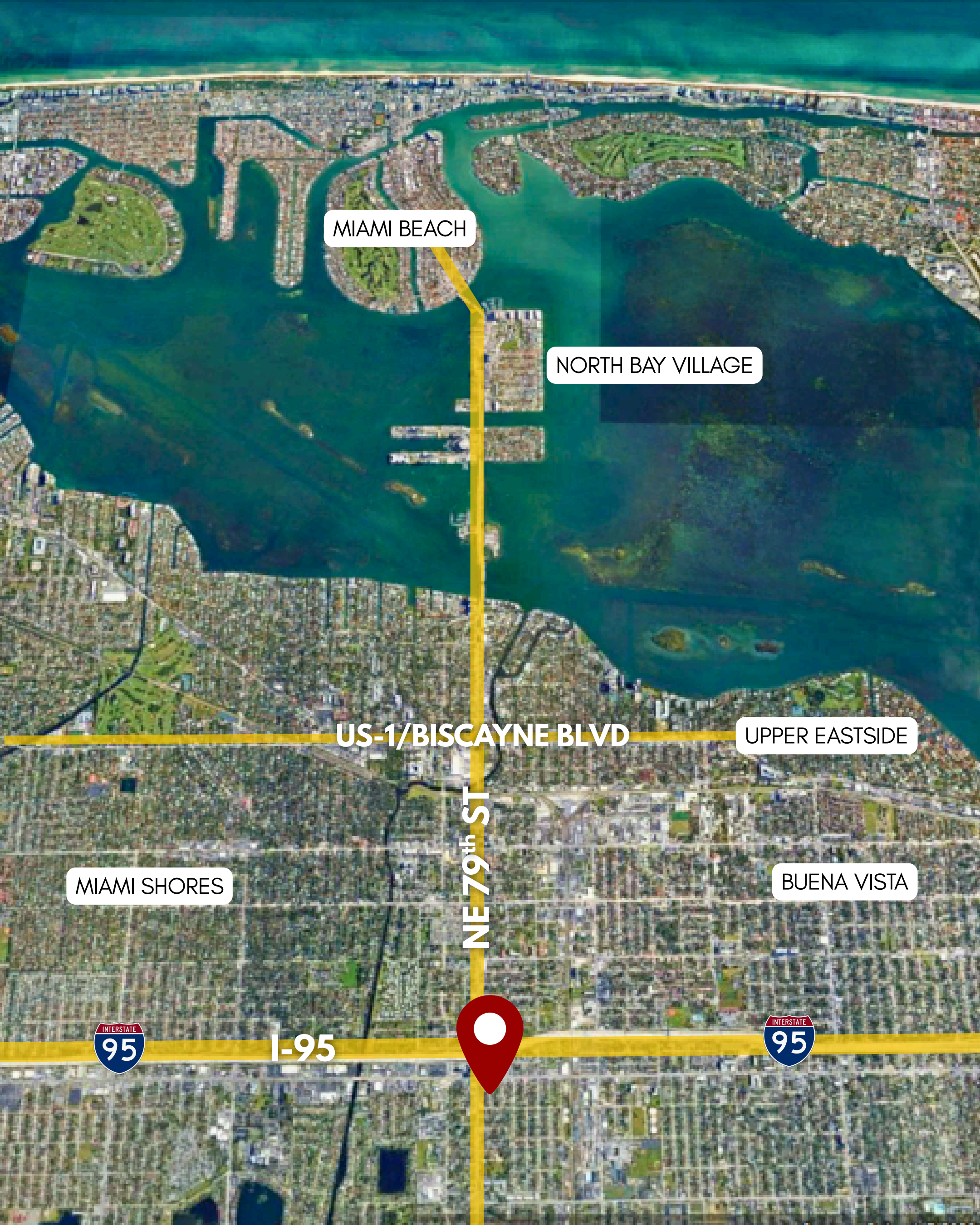


**Located in an Opportunity Zone**









MIAMI BEACH

NORTH BAY VILLAGE

US-1/BISCAYNE BLVD

UPPER EASTSIDE

MIAMI SHORES

BUENA VISTA

NE 79th ST

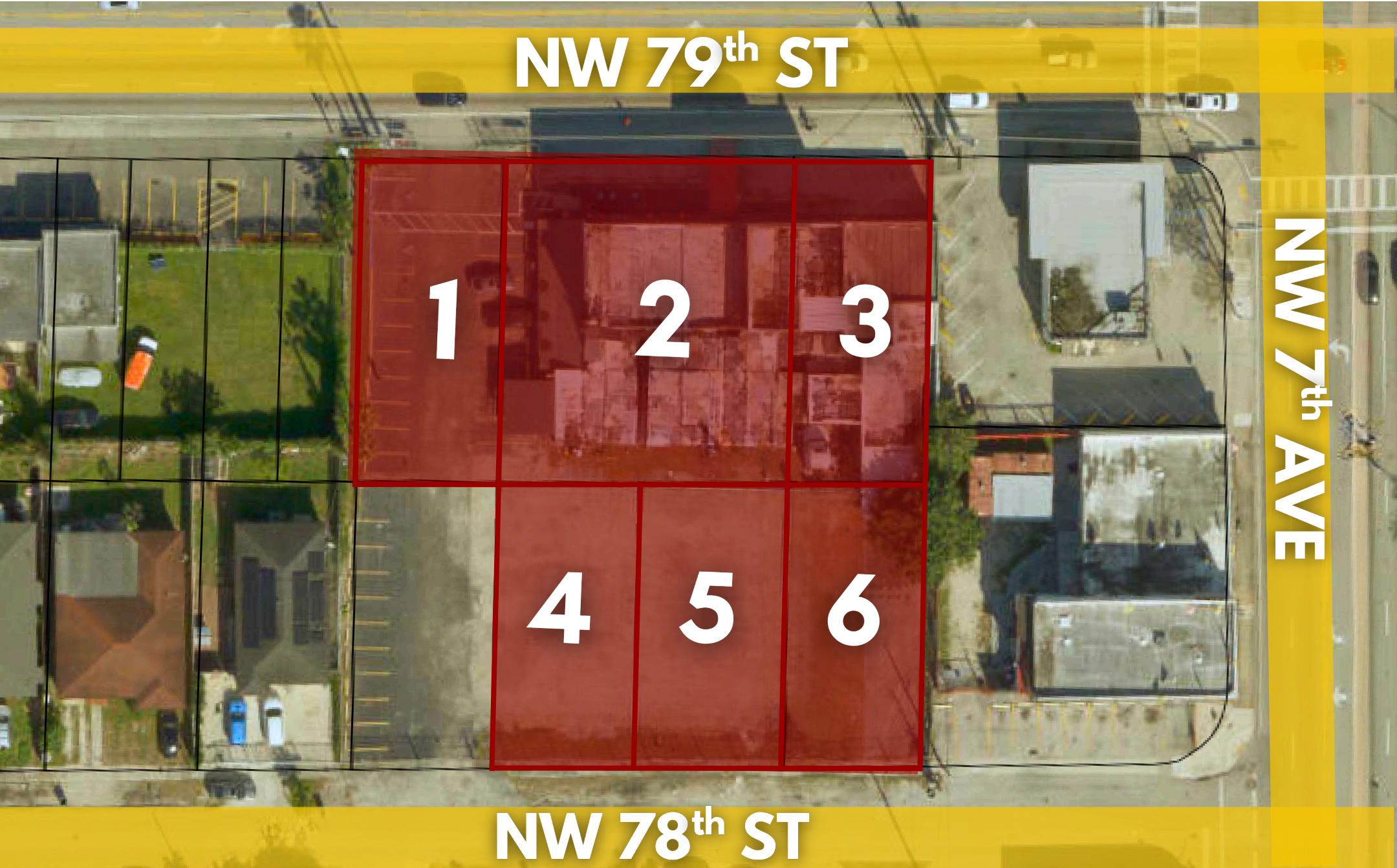


I-95



Property Breakdown

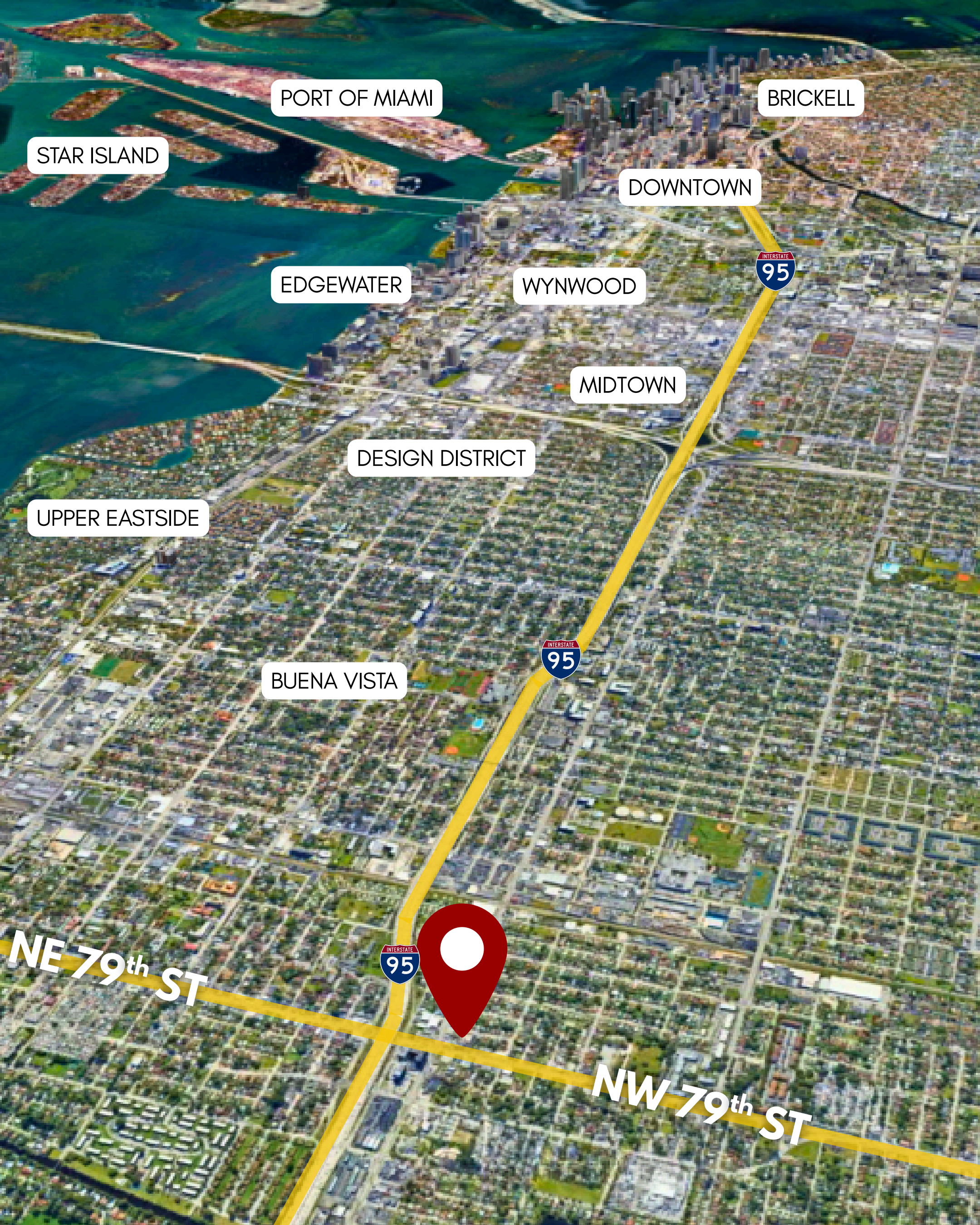
#	Address	Property Use	PA Zoning	Year Built	Adj. Area (SF)	Lot Size (SF)	Zoning
1	732 NW 79 ST	Commercial - Other	UC Center - Mixed Use Corridor (MC) 6 Max Height	N/A	0	5,250	NCUAD - North Central Urban Area District
2	728 NW 79 ST	Commercial - Mixed Use	UC Center - Mixed Use Corridor (MC) 6 Max Height	1941	8,830	10,500	NCUAD - North Central Urban Area District
3	718 NW 79 ST	Commercial - Retail	CEN - Pedestrian Orientation	1941	4,299	5,250	<b>T5-O - Urban Center Zone</b>
4	733 NW 78 ST	Vacant - Commercial	UC Edge - Mixed Use Corridor (MC) 4 Max Height	N/A	0	5,250	NCUAD - North Central Urban Area District
5	723 NW 78 ST	Vacant - Commercial	UC Edge - Mixed Use Corridor (MC) 4 Max Height	N/A	0	5,250	NCUAD - North Central Urban Area District
6	715 NW 78 ST	Vacant - Commercial	CEN - Pedestrian Orientation	N/A	0	5,250	<b>T5-O - Urban Center Zone</b>
					<b>13,129</b>	<b>36,750</b>	











PORT OF MIAMI

BRICKELL

STAR ISLAND

DOWNTOWN

EDGEWATER

WYNWOOD

MIDTOWN

DESIGN DISTRICT

UPPER EASTSIDE

BUENA VISTA

NE 79<sup>th</sup> ST

NW 79<sup>th</sup> ST



# EXCLUSIVE ADULT NIGHTCLUB ACQUISITION OPPORTUNITY

Presented by Campos Commercial Real Estate

Campos Commercial Real Estate is proud to present a rare and exclusive opportunity to acquire a fully licensed, three-story adult nightclub and entertainment venue located at **728 NW 79th Street**, Miami, FL. This premier 11,220 square foot free-standing building sits on an expansive **36,750 square foot lot** with **175+ on-site parking spaces**, strategically positioned on one of Miami's busiest commercial corridors—NW 79th Street—offering unmatched visibility and accessibility with over **50,000+ AADT** (Annual Average Daily Traffic).

## Investment Highlights

- **Asking Price:** \$10,000,000 (Real Estate + Business)
- **Seller Financing:** Available
- **Zoning:** NCUAD + T5-O (North Central Urban Area District – allows mixed-use, entertainment, and residential density)
- **Lot Size:** 36,750 SF
- **Building Area:** 11,220 SF
- **Parking:** 175+ spaces
- **Located in an Opportunity Zone** – potential tax advantages for savvy investors
- **SB102 Live Local Act Potential** – conceptual plans may support up to 210 buildable units, offering major redevelopment potential

## Allowable Uses (Zoning Permits):

- Adult Entertainment Establishment
- Full-Service Restaurant & Bar
- Alcohol Beverage Service
- Check Cashing & Ancillary Retail Services



## Property Features

- **Turn-Key Adult Nightclub**

A fully operational adult entertainment establishment with a rich history of catering to a diverse clientele. The club is outfitted with all operational necessities, including sound systems, lighting, bar setups, and stage areas.

- **Multiple Income Streams**

The property includes a **4COP Liquor License**, a **fully functional commercial kitchen with grease trap**, and zoning that permits **alcohol sales, food service**, and **adult retail/bookstore** operations. Additionally, licenses for **check cashing** and other auxiliary services are in place, offering diversified income potential.

- **Proximity to Key Miami Markets**

Just minutes from **Wynwood, the Design District, Downtown, Brickell, Midtown**, and **Miami Beach**, this central location allows for easy access by both locals and tourists.

## Licenses & Permits Include:

- **4COP Liquor License**
- **Adult Bookstore License**
- **Food Service License**
- **Fats, Oils & Grease Discharge Permit**
- **Check Cashing License**
- **CU: Alcoholic Beverage Use & Liquor Store Permit**
- **Annual Fire Dept Operating Permit**
- **Emergency Action Plan Approval (Miami Fire Dept)**
- **40-Year Certification**

















**PLAYGROUND**  
305-200-5872 Kendall@playground.com

RANGE ROVER







# PROPERTY UNDERGOING RENOVATIONS
































Licenses & Permits Overview

License/Permit	Corporation / Entity	Issue Date	Expiration	Renewable
40-Year Certification	—			N/A
Seating Food Service License	PYP Catering Inc			
Check Cashing CU (Permanent)	PYP Catering Inc			N/A
Annual Fire Operating Permit	PYP Catering Inc			
Grease Trap Operating Permit	PYP Catering Inc	1/2023		
EAP Approval – Fire Department	PYP Catering Inc			N/A
Alcoholic Beverage Use CU	PYP Catering Inc / TABOO 79			
Liquor Store License – LBW 4COP	PYP Catering Inc			
Adult Bookstore CU	PYP Catering Inc		No Expiration	N/A



## Opportunity Summary

This property represents a **rare chance to own a fully licensed adult nightclub** in a high-demand Miami corridor with tremendous upside. Whether as a cash-flowing entertainment business, a land-banked redevelopment site, or a long-term hold in a growing urban core, this offering provides both immediate and future value.



### Contact

Francisco Campos  
Broker | Campos Commercial Real Estate  
(786) 805-7408  
camposcommercial@gmail.com

**CAMPOS**  
**COMMERCIAL**  
**REAL ESTATE**

www.camposcommercial.com  
1625 NW 20th St, Suite 247, Miami, FL 33142

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