

COVERED LAND PLAY DEVELOPMENT OPPORTUNITY



\$8,900,000

Seller Financing Available

728 NW 79TH ST, Miami, FL 33150



Investment Summary



• **Real Estate + Business** (Includes liquor license)



• **Building Size:** ±13,129 SF



• **Lot Size:** ±42,000 SF



• **Zoning:** NCUAD + T5-O (SB102 Live Local)



• **Avg Daily Traffic:** 50,000+



• **Opportunity Zone:** Yes



• **Buildable Units:** 300 +/-

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Property Overview

Campos Commercial Real Estate is proud to exclusively present **728 NW 79th Street**, a rare **income-producing redevelopment opportunity** in one of Miami's fastest-growing urban corridors. The property spans **seven contiguous folios** totaling **±42,000 SF** with a **13,129 SF three-story mixed-use building** currently operating as a nightlife and entertainment venue.

Zoned **NCUAD + T5-O** and Live **Local Act eligible**, the site allows for up to **13 stories** and **approximately 300 residential units** with **ground-floor retail**. Featuring **prime frontage on NW 79th Street** with exposure to **25,000+ vehicles daily**, this property offers exceptional visibility and serves as a **gateway to Miami Beach and North Bay Village**.

Property Highlights

Land Size: ±42,000 SF (7 contiguous folios)

Building Size: ±13,129 SF (Three Stories)

Zoning: NCUAD + T5-O (Live Local Act Eligible)

Buildable units: 300+

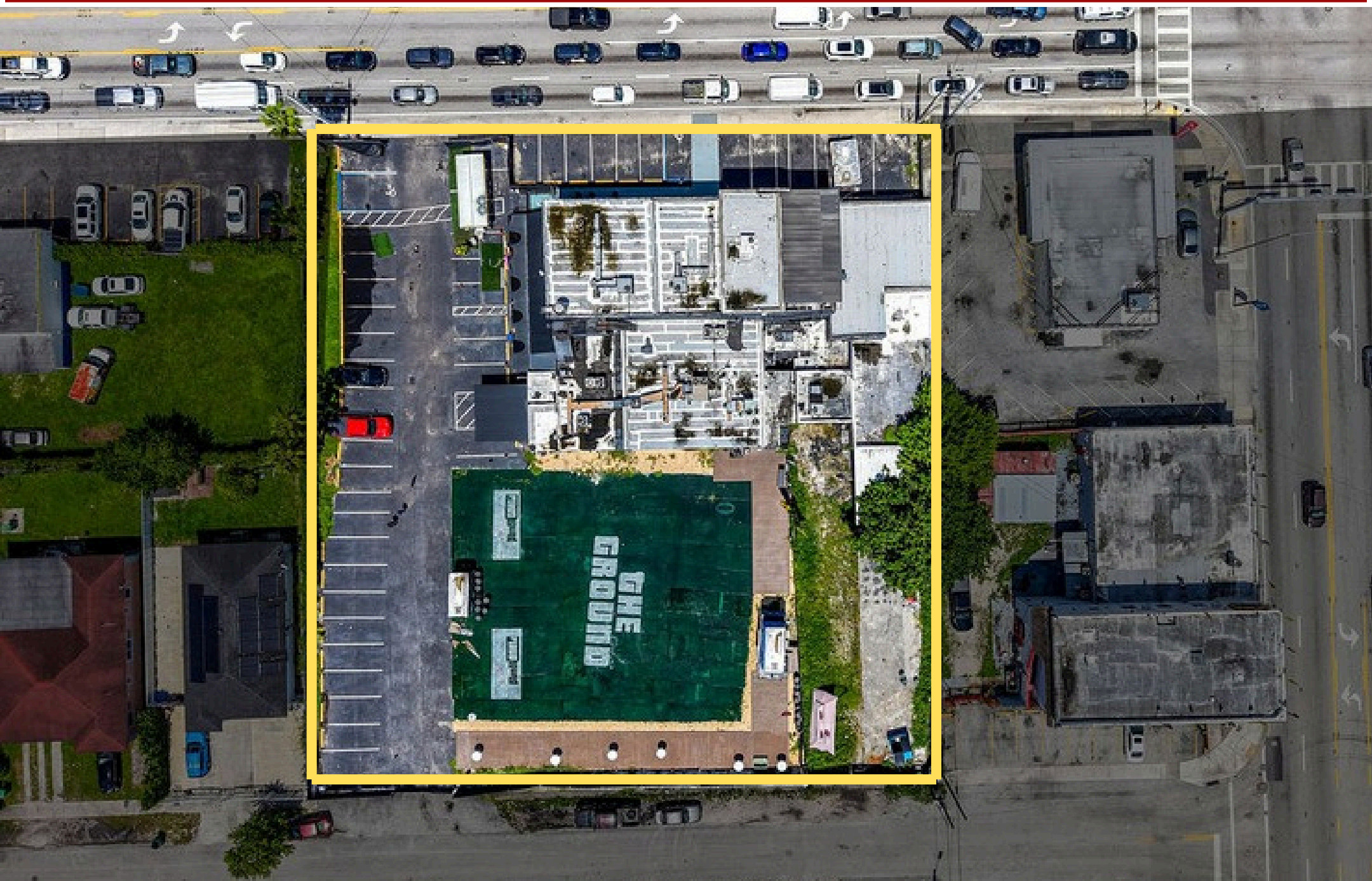
Opportunity Zone: Yes — Federal Tax Incentives

Frontage: ±189' on NW 79th Street (direct I-95 exposure)

Parking: 175+ On-Site Spaces

Liquor License: Includes rare 4COP license (high-value, no longer issued by City of Miami)

Seller Terms: Flexible Seller Financing Available



FINANCIALS

Tenants occupy the property on **month-to-month Triple Net (NNN)** leases, offering **stable cash flow** with minimal owner expenses and the flexibility to adjust lease terms or reposition the asset as needed.

Unit	Type	Rent (Monthly)	Lease Term
1	First floor Club + Outdoor Venue	\$36,600	NNN
2	Retail	\$4,500	NNN
3	Retail	\$4,500	NNN
Total		\$45,600	Monthly Net Income
Total		\$547,200	Yearly Net Income

Monthly Net Income: \$45,600
Annual Net Income: \$547,200



Current Configuration

Ground Floor

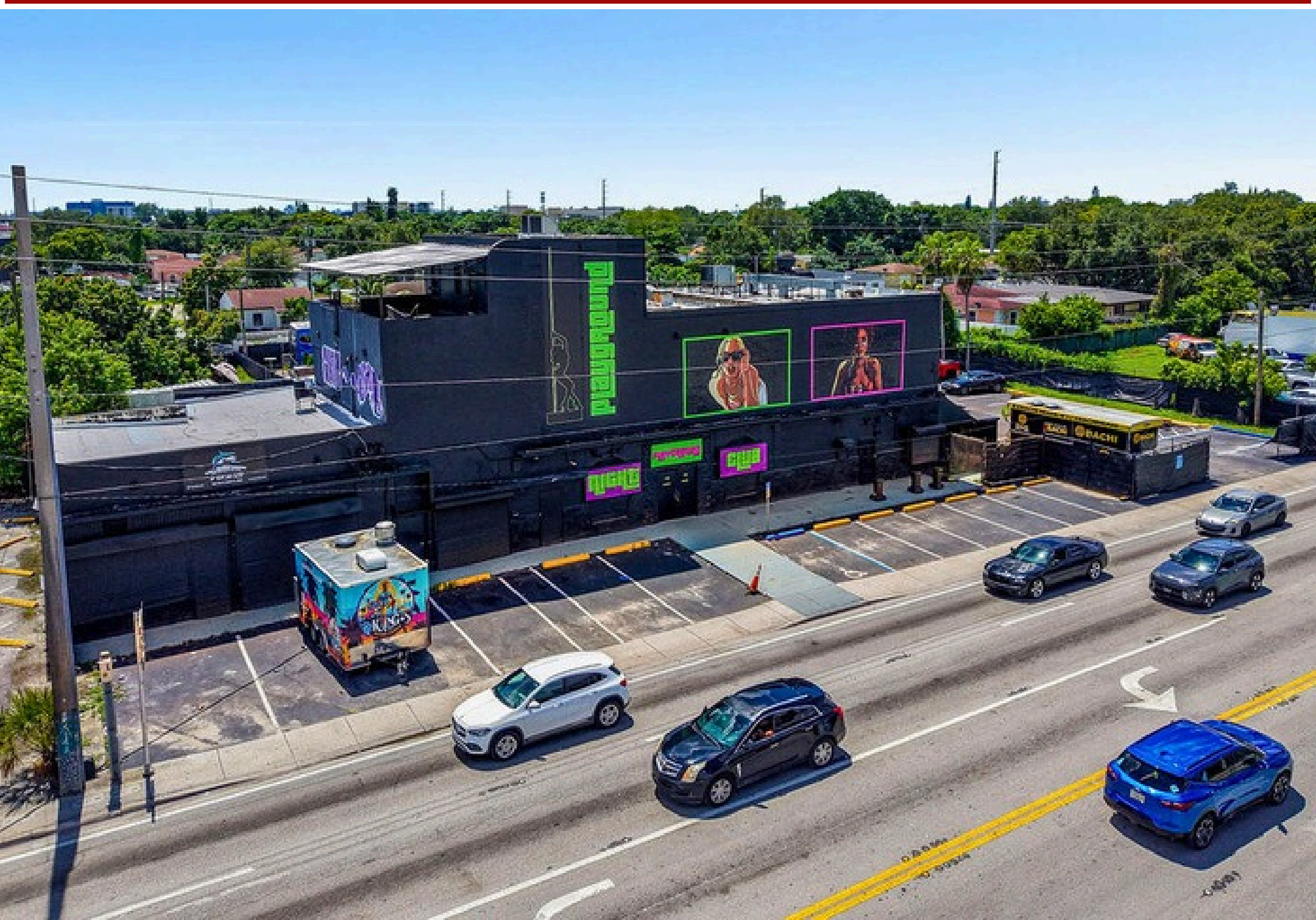
- Fully built-out **nightclub, bar, and commercial kitchen**
- Active operating business with consistent income
- **Three additional commercial bays** available for lease or repurposing
- **Outdoor venue:** turf field, large-screen entertainment area, and private event capacity

Second Floor

- **Vacant;** previously operated as a separate bar/nightclub
- Ideal for **restaurant, lounge, or event space**
- Ready-to-use infrastructure with independent access

Third Floor

- **Private one-bedroom, one-bath apartment** with a large rooftop terrace
- Panoramic views of the **Downtown Miami skyline**
- Can function as **executive suite, office, or short-term rental**



Property Breakdown

1	732 NW 79 ST	Commercial - Other	N/A	0	5,250	NCUAD - North Central Urban Area District
2	728 NW 79 ST	Commercial - Mixed Use	1941	8,830	10,500	NCUAD - North Central Urban Area District
3	718 NW 79 ST	Commercial Retail	1941	4,299	5,250	T5-O - Urban Center Zone
4	Folio	Vacant - Commercial	N/A	0	5,250	NCUAD - North Central Urban Area District
5	723 NW 78 ST	Vacant - Commercial	N/A	0	5,250	NCUAD - North Central Urban Area District
6	715 NW 78 ST	Vacant - Commercial	N/A	0	5,250	NCUAD - North Central Urban Area District
7	733 NW 78 ST	Vacant - Commercial	N/A	0	5,250	T5-O - Urban Center Zone

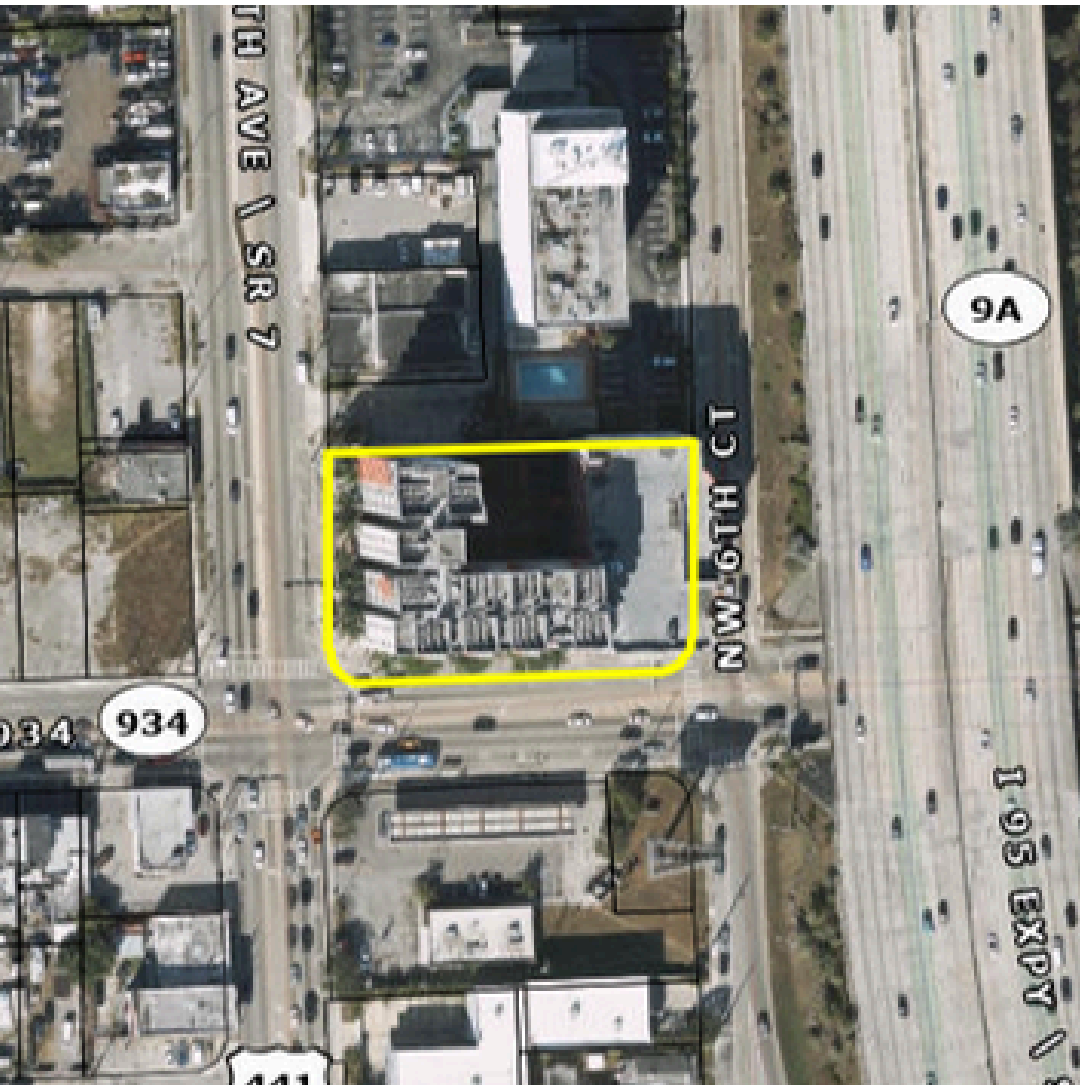


Redevelopment Potential

- **Lot Size:** ±42,000 SF
- **Estimated Buildable Area:** ~251,000 SF
- **Height Potential:** Up to 13 stories
- **Average Floor Plate:** ~19,300 SF
- **FAR Estimate:** ~6.0×
- **Use Mix:** Multifamily, Mixed-Use, or Hospitality
- **Density:** Tap into maximum density with Live Local

Development Feasibility

- **Efficiency Ratio:** ~80% (typical Miami multifamily)
- **Average Unit Size:** 750-900 SF
- **Estimated Unit Count:** ≈ 275-300 residential units
- **Ground Level Component:** Retail frontage, lobby, and amenity space along NW 79th Street
- **Build Cost per Unit:** Under \$20K buildable vs. nearby sellouts at ~\$300K+

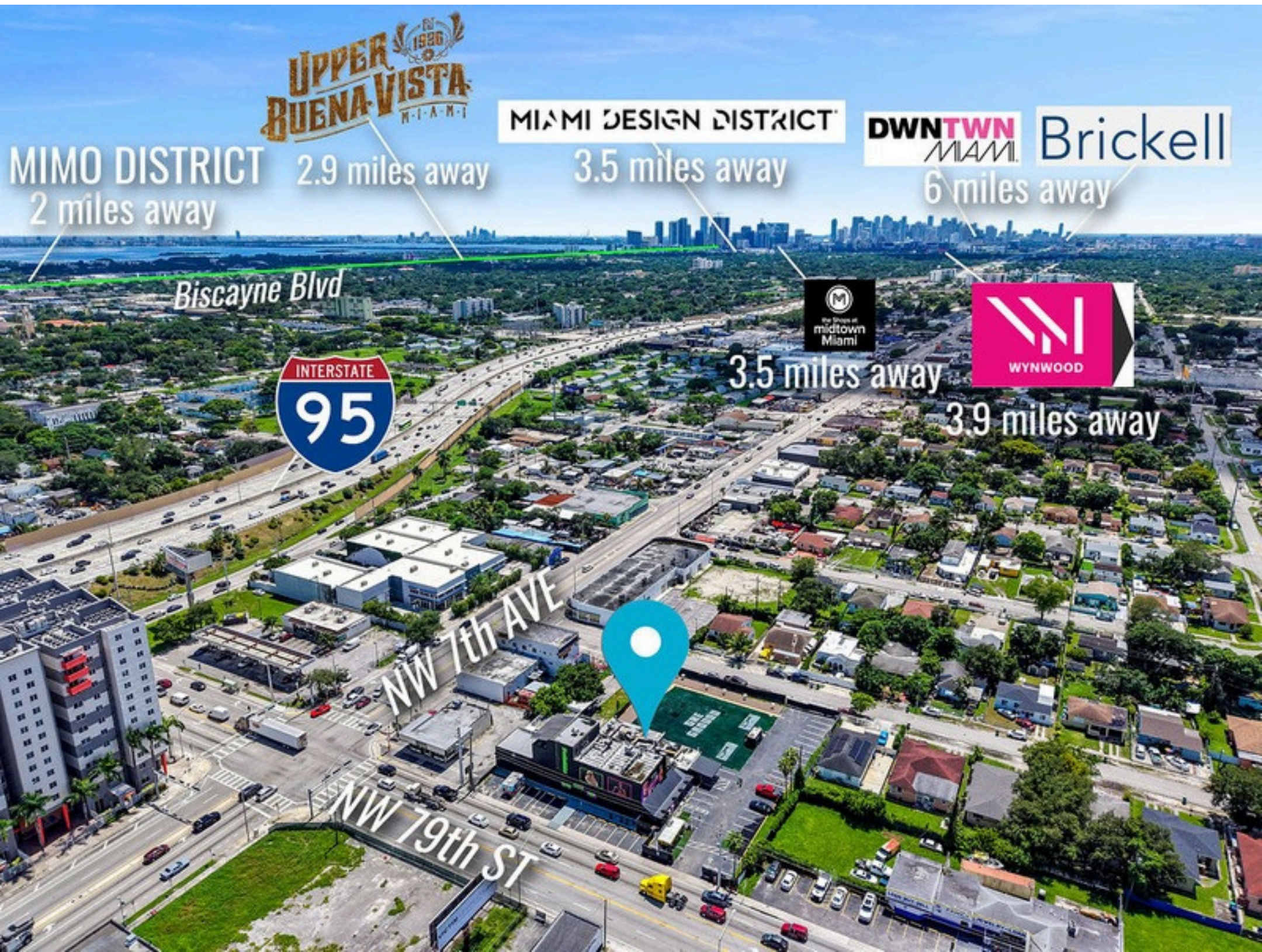


Comparable Reference

7901 NW 7th Avenue

- **Lot Size:** 40,122 SF
- **Adjusted Building Area:** 240,138 SF
- **Height:** 13 stories with 2-3 levels of parking and retail
- **FAR:** ~5.99×
- **Density:** ~300 residential units







12 miles away



11 miles away



9.5 miles away



2 miles away



6.9 miles away



9.5 miles away











Turn-Key Nightclub & Mixed-Use Asset

Fully Licensed & Operational

This **turn-key entertainment venue** maintains a strong operating history and is fully outfitted for immediate use. The three-story property includes professional **sound and lighting systems, bar installations, and stage areas**, creating a ready-to-operate environment for entertainment, nightlife, or hospitality use.

Multiple Income Streams

The property features a **4COP Liquor License**, a **fully equipped commercial kitchen with grease trap**, and **zoning that allows alcohol sales, food service, and adult retail/bookstore operations**. Additional active licenses — including **Check Cashing, Adult Bookstore**, and other auxiliary services — provide opportunities for **diverse and recurring revenue** from multiple business categories.

Prime Central Location

Positioned minutes from **Wynwood, the Design District, Midtown, Downtown, Brickell, and Miami Beach**, the property offers direct access to Miami's most active markets and entertainment districts — ideal for attracting both local and tourist clientele.

Licenses & Permits Include

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

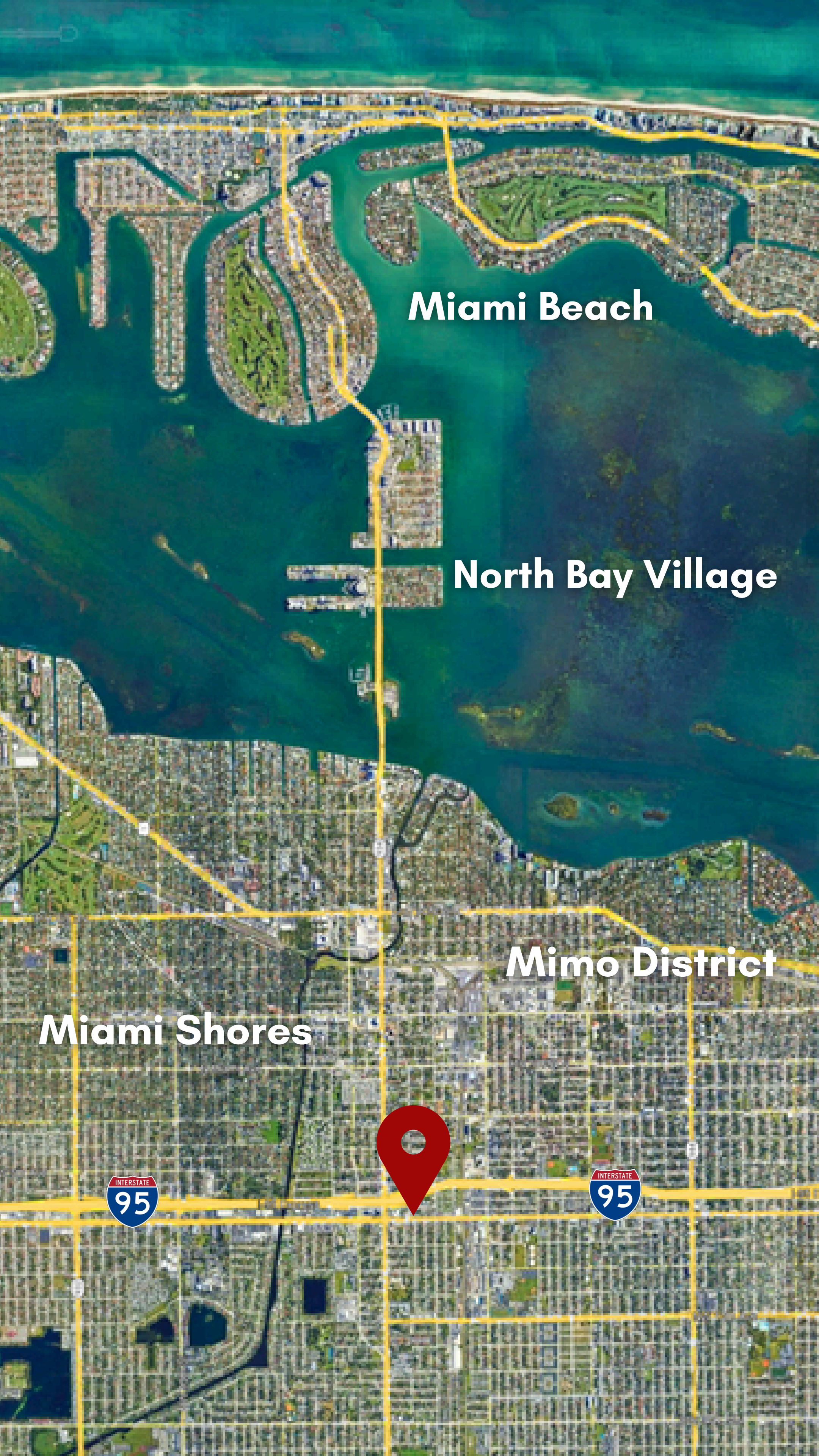










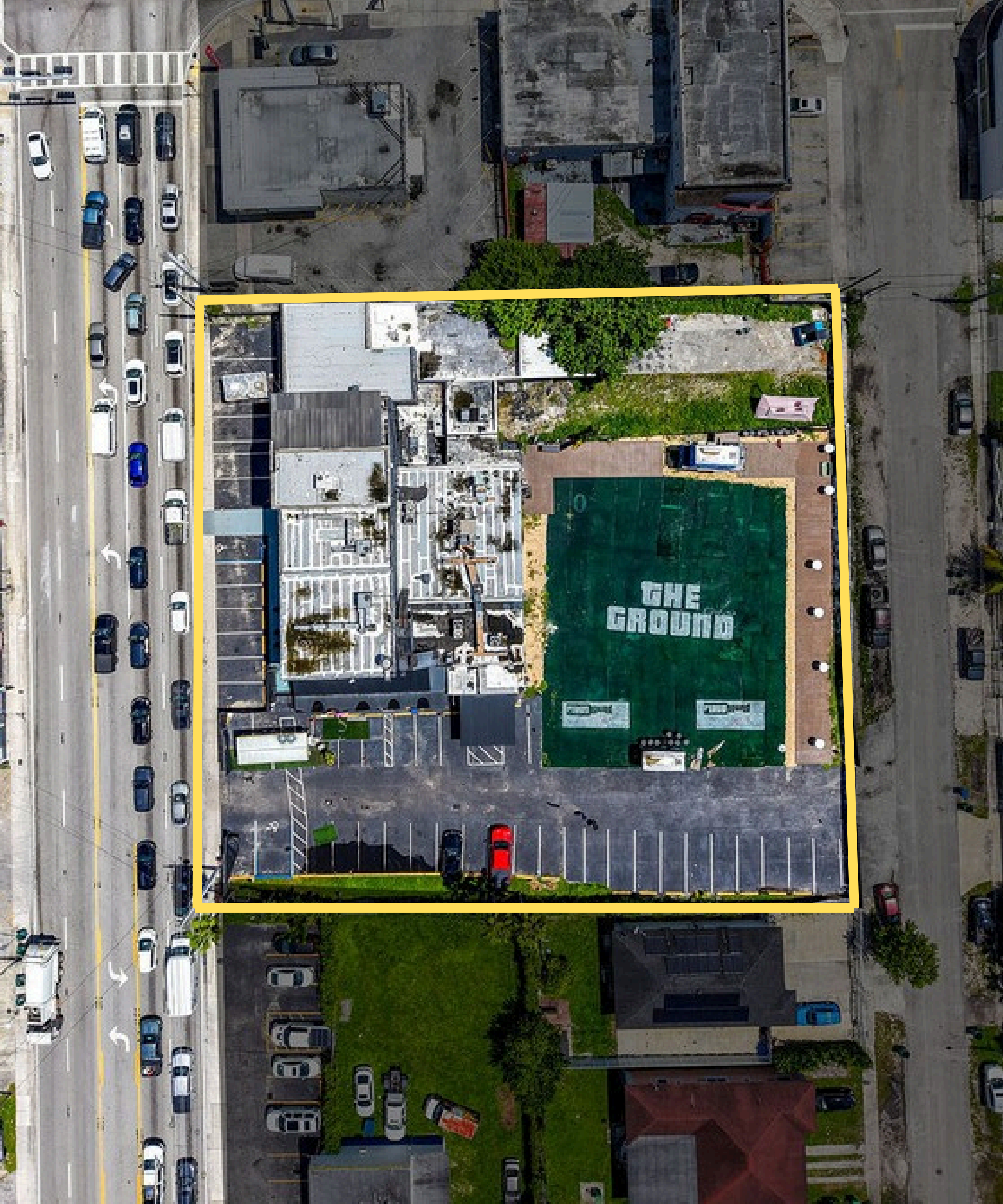


Miami Beach

North Bay Village

Mimo District

Miami Shores



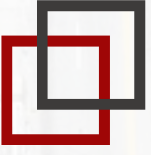
SELLER FINANCING AVAILABLE

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