



FOR SALE

COMMERCIAL DUPLEX

**3690 SW 28TH ST
MIAMI, FL 33133**



APEX
CAPITAL REALTY

OFFERING SUMMARY

APEX Capital Realty is proud to present a rare opportunity to acquire a unique commercial property featuring an existing duplex with many other possible by-right uses.

Situated at the intersection of Douglas Road or West 37th Ave and SW 28th St, it sits directly in front of Douglas Park which features tennis courts, a baseball field and an outdoor gym as some of its amenities.

The Property features a 5,400 sqft lot with a 1,440 sqft building comprising 2 units each of them 2 bedroom, 1 bath. Its strategic proximity to US-1 and convenient access to major transportation routes, enhances its attractiveness to be used as an office, a food establishment or any other of its by-right uses.

BY RIGHT USES

- Multi Family Housing
- Food Service
- Establishments
- General Commercial

KEY INSIGHTS

- Prime location
- No flood zone
- ADT 16,400 cars
- Growth potential

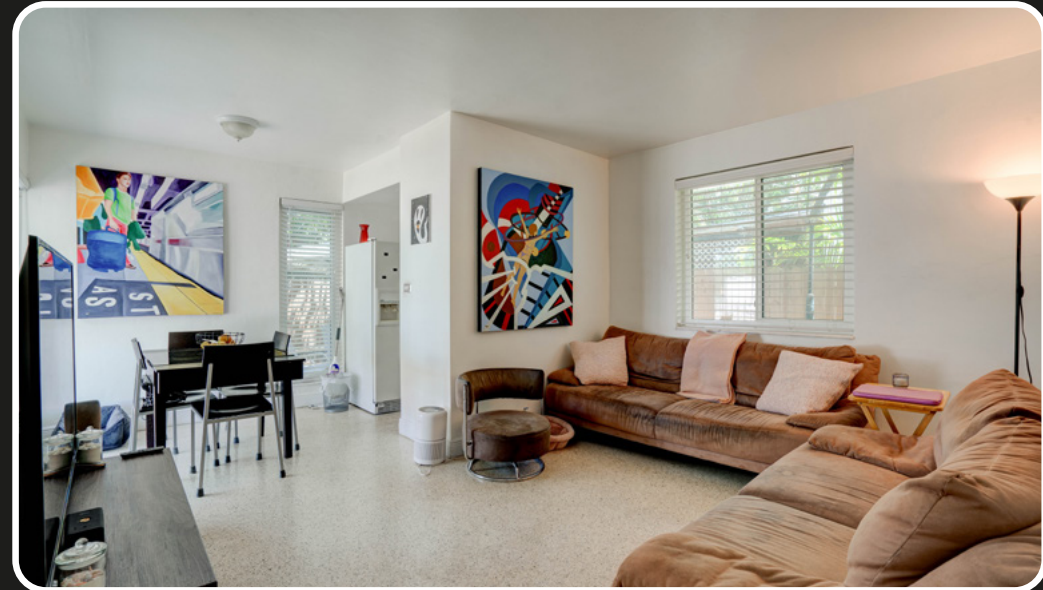


Lot Size	5,400 SF
Building Size	1,440 SF
Zoning	T4-L

SALE PRICE

\$1,050,000

INTERIOR PHOTOS



INTERIOR PHOTOS



NORTH VIEW

MIRACLE MILE

0.8 MILE AWAY



EAST VIEW

DOWNTOWN MIAMI

5 MILES AWAY

COCONUT GROVE

0.7 MILE AWAY



DOUGLAS RD

DOUGLAS RD

SOUTH VIEW

MERRICK PARK

0.7 MILE AWAY

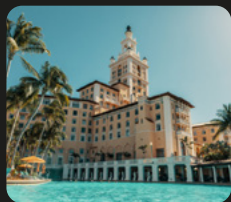


IN THE AREA



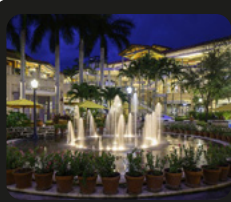
MIAMI INTERNATIONAL AIRPORT

2100 NW 42nd Ave,
Miami, FL 33142



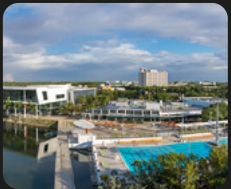
BILTMORE HOTEL MIAMI CORAL GLOBES

1200 Anastasia Ave, Coral
Gables, FL 33134



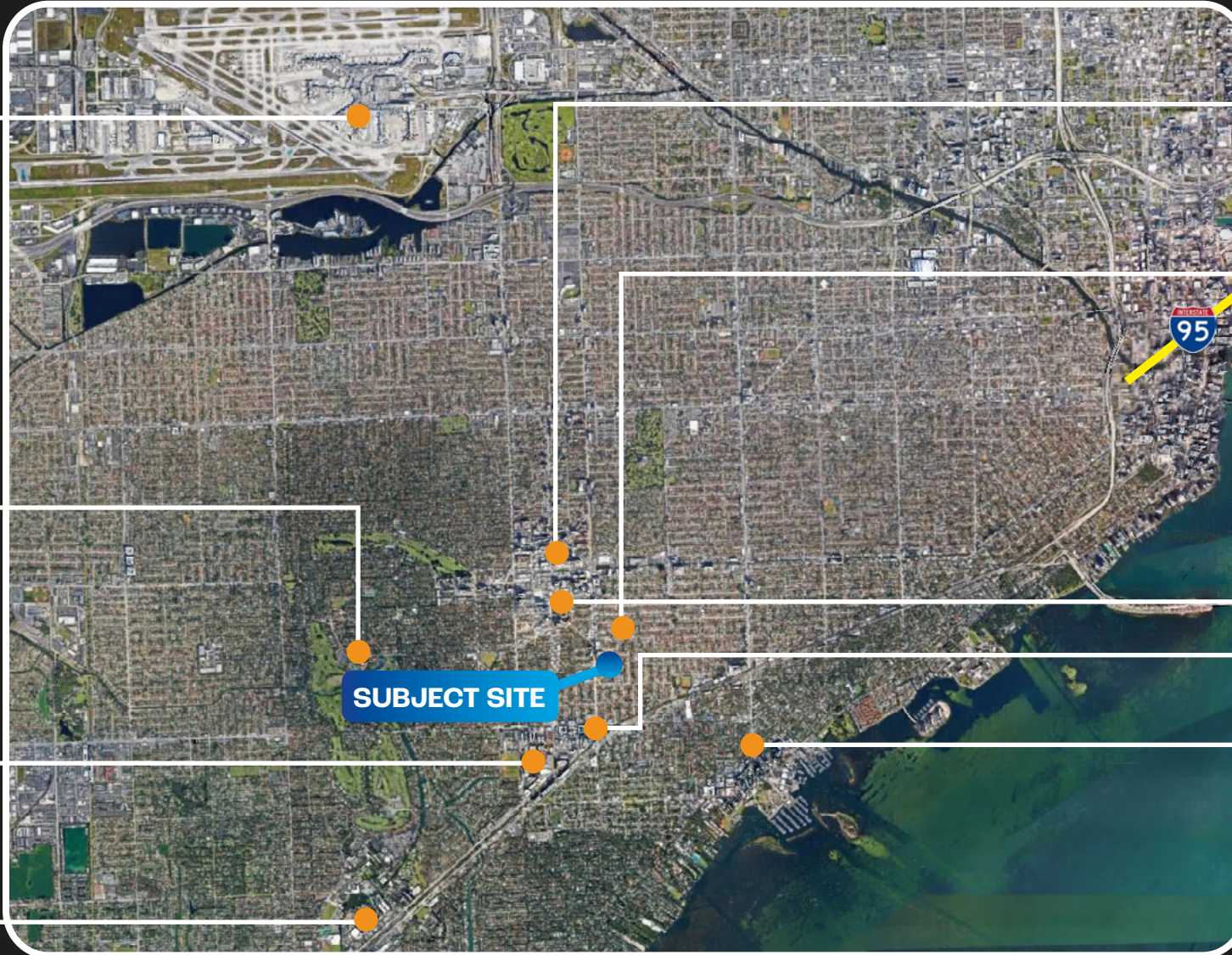
SHOPS AT MERRICK PARK

358 San Lorenzo Ave,
Coral Gables, FL 33146



UNIVERSITY OF MIAMI

1320 S Dixie Hwy, Coral
Gables, FL 33146



MIRACLE MILE

Miracle Mile, Coral Gables,
FL 33134



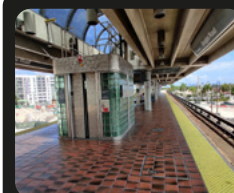
Douglas Park

2755 SW 37th Ave, Miami,
FL 33133



THE PLAZA CORAL GABLES

2811 Ponce de Leon,
Coral Gables, FL 33134



DOUGLAS ROAD METRORAIL STATION

Peacock Ave, Miami,
FL 33146



COCO WALK

3015 Grand Ave, Coconut
Grove, FL 33133

ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



CONTACT US

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