



FREESTANDING COMMERCIAL BUILDING / BU-1 / MIAMI-DADE COUNTY

11911 W DIXIE HIGHWAY

FOR SALE

MIAMI, FL 33161

Adriano M. Salucci
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ASKING PRICE

\$2,350,000

\$470/SF

OFFERING MEMORANDUM

EXECUTIVE SUMMARY

BUILDING SIZE	5,005 SF	TWO-STORY CBS • BUILT 1951 / RENOVATED 2025
LOT SIZE	10,000 SF	100 FT × 100 FT
ZONING	BU-1	MIAMI-DADE COUNTY
OCCUPANCY	Vacant	IMMEDIATE POSSESSION

Apex Capital Realty is proud to present the opportunity to acquire 11911 W Dixie Highway, a freestanding 5,005 SF two-story CBS building on a 10,000 SF lot at NE 119th Street, in unincorporated Miami-Dade County between Miami Shores and North Miami.

Built in 1951, held for decades as a VFW post and private hall and renovated in 2025, the building is delivered vacant with 100 feet of frontage on W Dixie Highway (SR 909), open floor plates on both levels and a 798 SF exterior terrace. It suits an owner-user or a repositioning investor: assembly, academy, events, studio, office or retail, subject to county confirmation.

PROPERTY HIGHLIGHTS

- 100 feet of state-road frontage
- Delivered vacant with a 798 SF exterior terrace

RECENT CAPITAL IMPROVEMENTS

- Roof replacement
- Mechanical, electrical, and plumbing upgrades
- New stair and terrace railings
- Full interior and exterior repaint
- New HVAC systems with upgraded controls
- Terrace enclosure, adding usable exterior space
- New flooring throughout

SELLER FINANCING AVAILABLE

PROPERTY INFORMATION

PROPERTY TYPE

Freestanding two-story CBS building / former VFW post and private hall

BUILDING SF

5,005 SF

LAND SF

10,000 SF

100 ft × 100 ft (0.23 AC)

YEAR BUILT

1951

Renovated 2025

1ST FLOOR

2,902 SF

Interior

2ND FLOOR

2,103 SF

Interior

2ND FLOOR TERRACE

798 SF

Outdoor

BU-1

ZONING

Neighborhood Business District, Miami-Dade County (no overlay)

FOLIO

30-2231-037-0290

FRONTAGE

100 FT

W Dixie Hwy (SR 909) at NE 119th St

PARKING

25+ Spaces

Dedicated, on site

OCCUPANCY

Vacant

Immediate possession

SPACE	TENANT	SIZE
1st Floor	Vacant — interior	2,902 SF
2nd Floor	Vacant — interior	2,103 SF
2nd Floor Terrace	Vacant — outdoor	798 SF
TOTAL INTERIOR		5,005 SF

SELLER FINANCING AVAILABLE UPON REQUEST



SITE PLAN / FLOOR PLAN

BOUNDARY SURVEY (AUG 2024)

BUILDING • AVAILABLE / 5,005 SF

SPACE BREAKDOWN

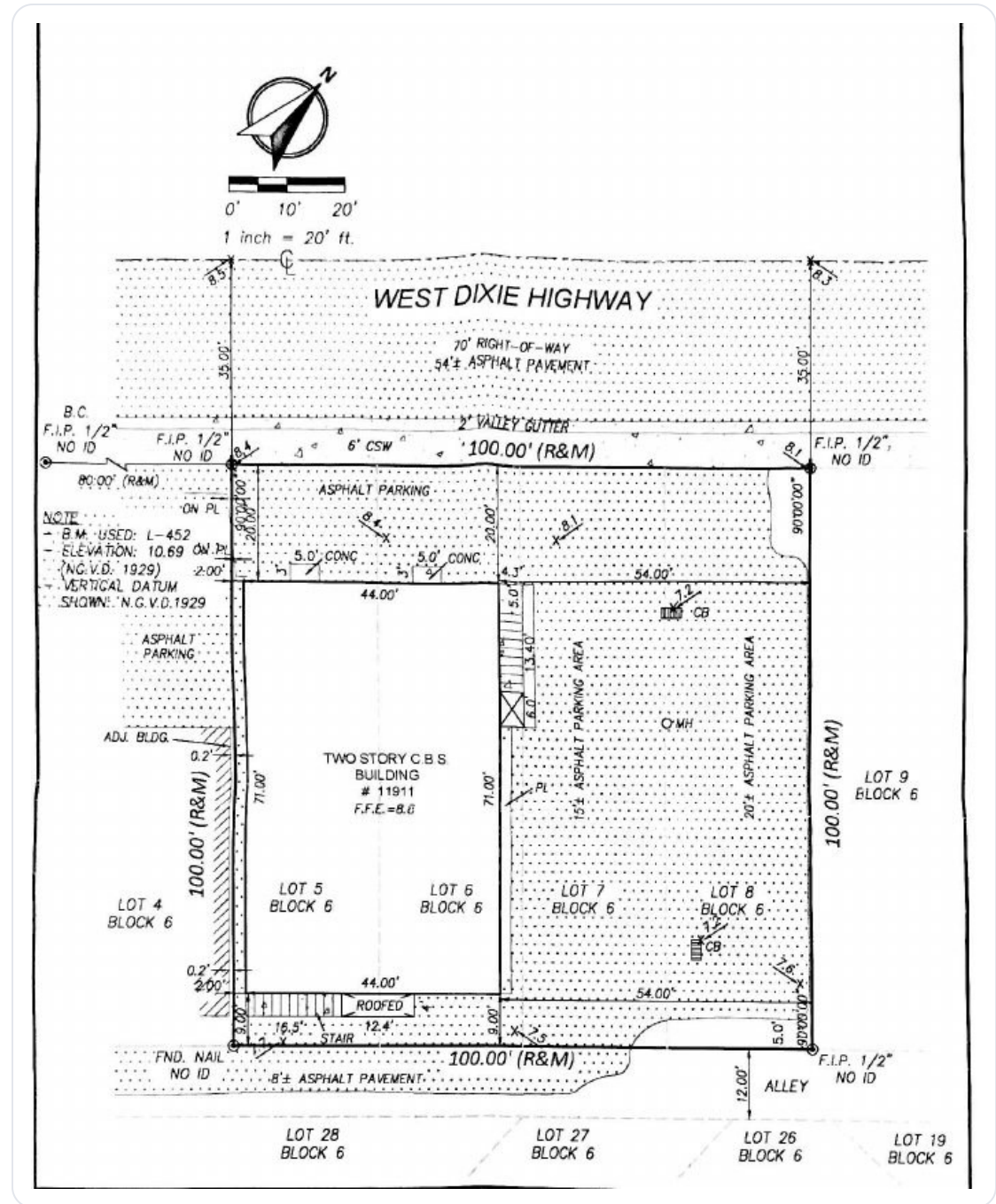
1ST FLOOR Interior **2,902 SF**

2ND FLOOR Interior **2,103 SF**

2ND FLOOR TERRACE Outdoor **798 SF**

TOTAL INTERIOR 5,005 SF

PARKING
Dedicated, on site **25+ SPACES**





NORTH MIAMI BEACH

AVENTURA

SUNNY ISLES BEACH

BAL HARBOUR

NORTH MIAMI

— NEARBY • NORTH MIAMI

DINING

- Cotoa
- Burgers & Shakes
- Ricky Thai

CULTURE

- MOCA Museum of Contemporary Art

SUBJECT PROPERTY

11911 W DIXIE HWY

W DIXIE HIGHWAY LOOKING NORTH • LOT OUTLINE AND AREA LABELS APPROXIMATE



FRONT ELEVATION FROM W DIXIE HIGHWAY



SIDE ELEVATION AND REAR STAIR



REAR ELEVATION AND ON-SITE PARKING



REAR CORNER AND TERRACE STAIR



GROUND FLOOR • OPEN FLOOR PLATE



GROUND FLOOR • OPPOSITE VIEW



UPPER LEVEL • FINISHED SPACE



UPPER LEVEL • WINDOW LINE

COMPARABLES

ADDRESS	SUBMARKET	DATE	BLDG SF	SALE PRICE	BLDG \$/SF · AVG \$417	LOT SF
11911 W Dixie Hwy (Subject)	W Dixie	On Market	5,005	\$2,350,000	\$470	10,000
505 NE 125 St	Biscayne / 125th, retail	02/17/26	3,747	\$2,000,000	\$534	10,700
609 NE 127 St	North Miami, retail	09/22/25	2,731	\$1,400,000	\$513	5,970
12430 W Dixie Hwy	W Dixie, retail	11/12/24	1,904	\$915,000	\$481	4,040
1420 NE 131 St	North Miami	12/05/25	3,558	\$1,015,000	\$285	6,971
11999 W Dixie Hwy	W Dixie, same block	07/30/25	3,316	\$900,000	\$271	8,723

— POSITIONING

\$470/SF vs. \$481–\$534

Priced below every recent retail sale. Three nearby retail buildings sold for \$481 to \$534 per SF since November 2024. At \$470 per SF, 11911 W Dixie is priced under all three, and at 5,005 SF it is the largest building in the set (the comps range from 1,904 to 3,747 SF).



11911 W DIXIE HIGHWAY · SUBJECT PROPERTY



LET'S SIMPLIFY YOUR DEAL!

REAL ESTATE + COMMERCIAL INSURANCE IN ONE SEAMLESS PROCESS

Get a quote from APX Insure today

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