



COMMERCIAL KITCHEN/RETAIL - UNIT 1

300 SW 17<sup>th</sup> Ave  
MIAMI, FL 33135

**FOR LEASE**





# EXECUTIVE SUMMARY

## PROPERTY DETAILS

GROSS LEASEBLE AREA	1,676 SF
PROPERTY TYPE	Retail/food Production Facility
LEASE TYPE	NNN Lease Agreement
CEILING	17' - 20'
ALLOWABLE USES	Commissary kitchen, Ghost Kitchens, Food Production Facilities

## PROPERTY HIGHLIGHTS

- Blank Canvas to Build Out your Kitchen or Production Facility
- 3 Phase, 300 AMPS electrical service
- Property Updated/Rehabbed 2022
- 24-Hour Access
- (2) 3.5 Tonnes AC Units (NEW)

**GREASE TRAP READY**



**ASKING PRICE**

**\$40.00/SF**

# FLOOR PLAN



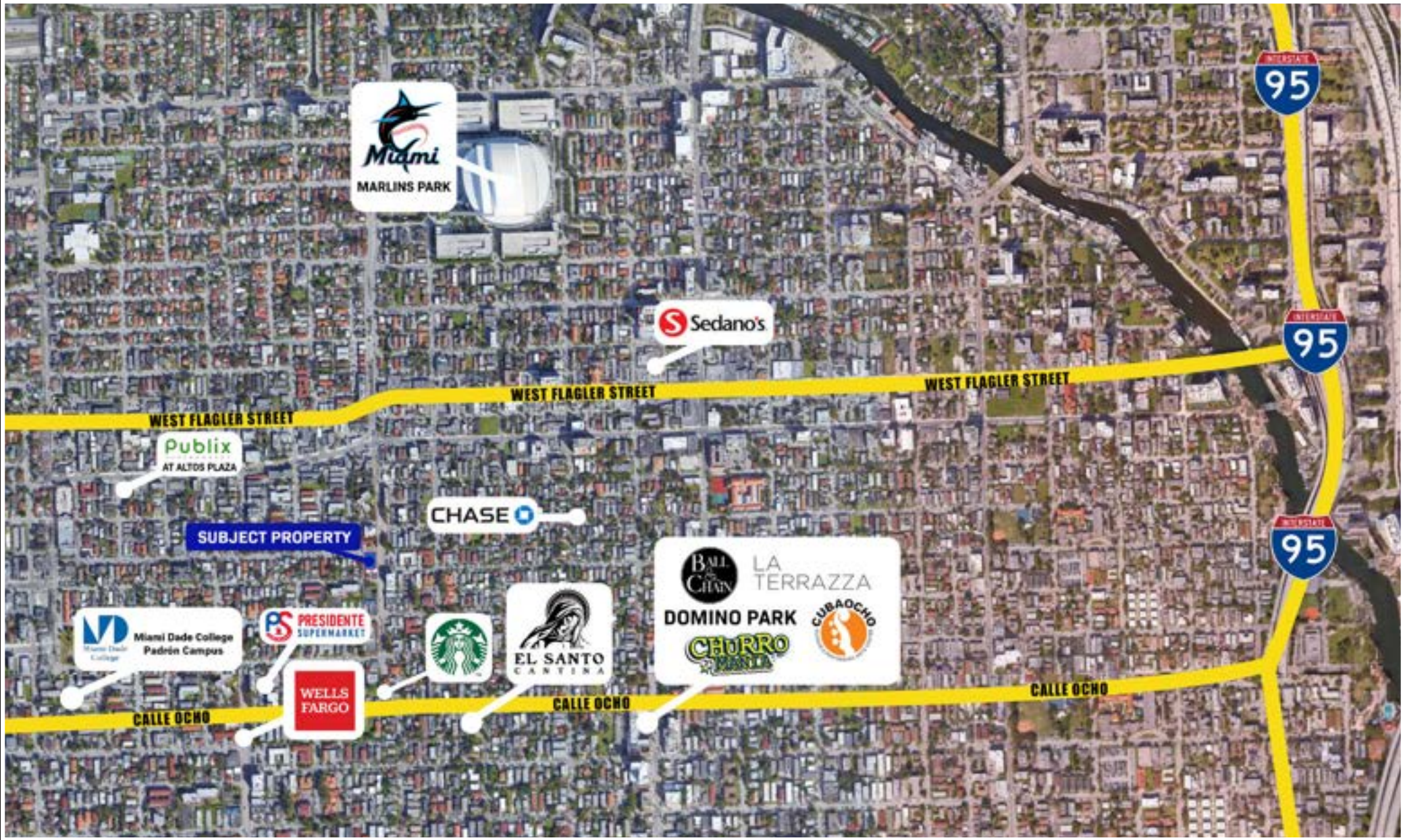


# INTERIOR PHOTOS





# RETAIL MAP







**561 NE 79 ST - SUITE 420**

Miami, FL 33138

[www.APEXCAPITALREALTY.com](http://www.APEXCAPITALREALTY.com)

**DANILO AQUINO**

COMMERCIAL ADVISOR

(786) 201-3020

[DANILO@APEXCAPITALREALTY.COM](mailto:DANILO@APEXCAPITALREALTY.COM)

**LET'S SIMPLIFY YOUR DEAL!**

REAL ESTATE + COMMERCIAL INSURANCE  
IN ONE SEAMLESS PROCESS.

**GET A QUOTE FROM  
APEX INSURANCE TODAY!**