



# RARE BOUTIQUE WATERFRONT RETAIL / OFFICE CONDO

801 Brickell Bay Drive - Unit 4C042  
MIAMI, FL 33131

**FOR SALE**

 **APEX**  
CAPITAL REALTY

# EXECUTIVE SUMMARY

**The Property:** 5,411 SF commercial condominium (Unit 4C042) featuring direct frontage within the historic Four Ambassadors' waterfront commercial concourse along the Brickell Bay Boardwalk - a rare bayfront retail, restaurant, or office setting in the heart of Brickell.

- Liquor license reservation approved rare entitlement allowing full liquor service capability.
- Difficult to obtain approval a unique advantage enhancing restaurant or lounge potential.
- Fully Compliant Grease Trap Ready to Install.
- Utilities stubbed and ready connections in place for streamlined build out.
- Rare waterfront opportunity creative office or retail space in the heart of Brickell.
- Private on-site parking exclusive convenience for tenants and guests.
- Features ~45 feet of prime waterfront frontage with sweeping, unobstructed bay views - ideal for dock access, outdoor dining, or open air event space.

## ASKING PRICE

Upon Request



## PROPERTY DETAILS

### ADDRESS

801 Brickell Bay Drive, Unit 4C042, Miami, FL 33131

### BUILDING SF

5,411 SF

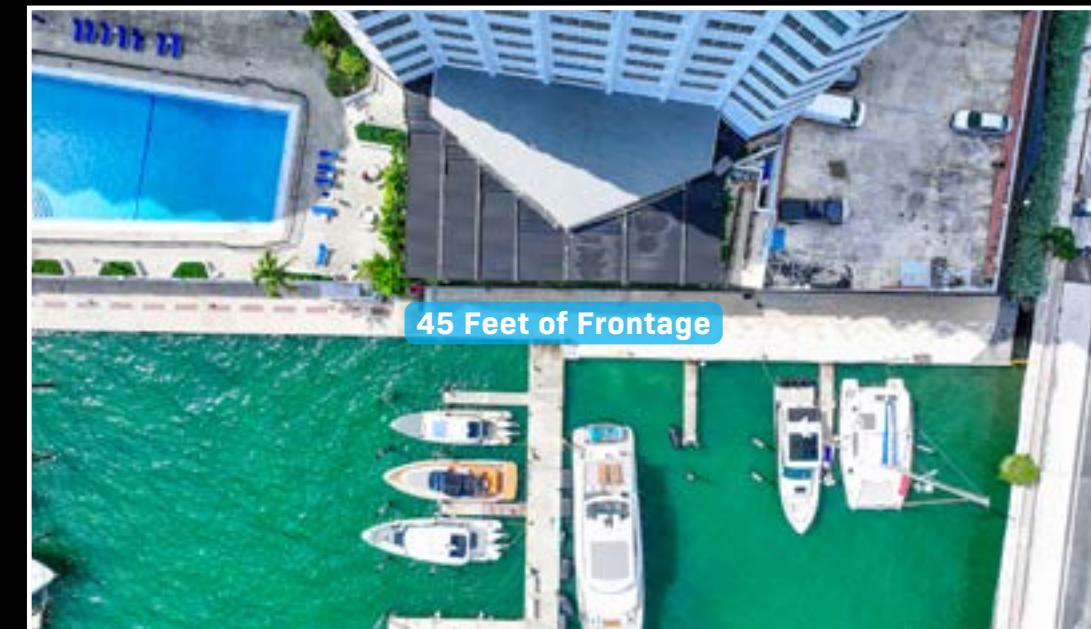
### PARKING

Dedicated Parking

## EXTERIOR PHOTO - VALET



## EXTERIOR PHOTOS



## INTERIOR PHOTOS

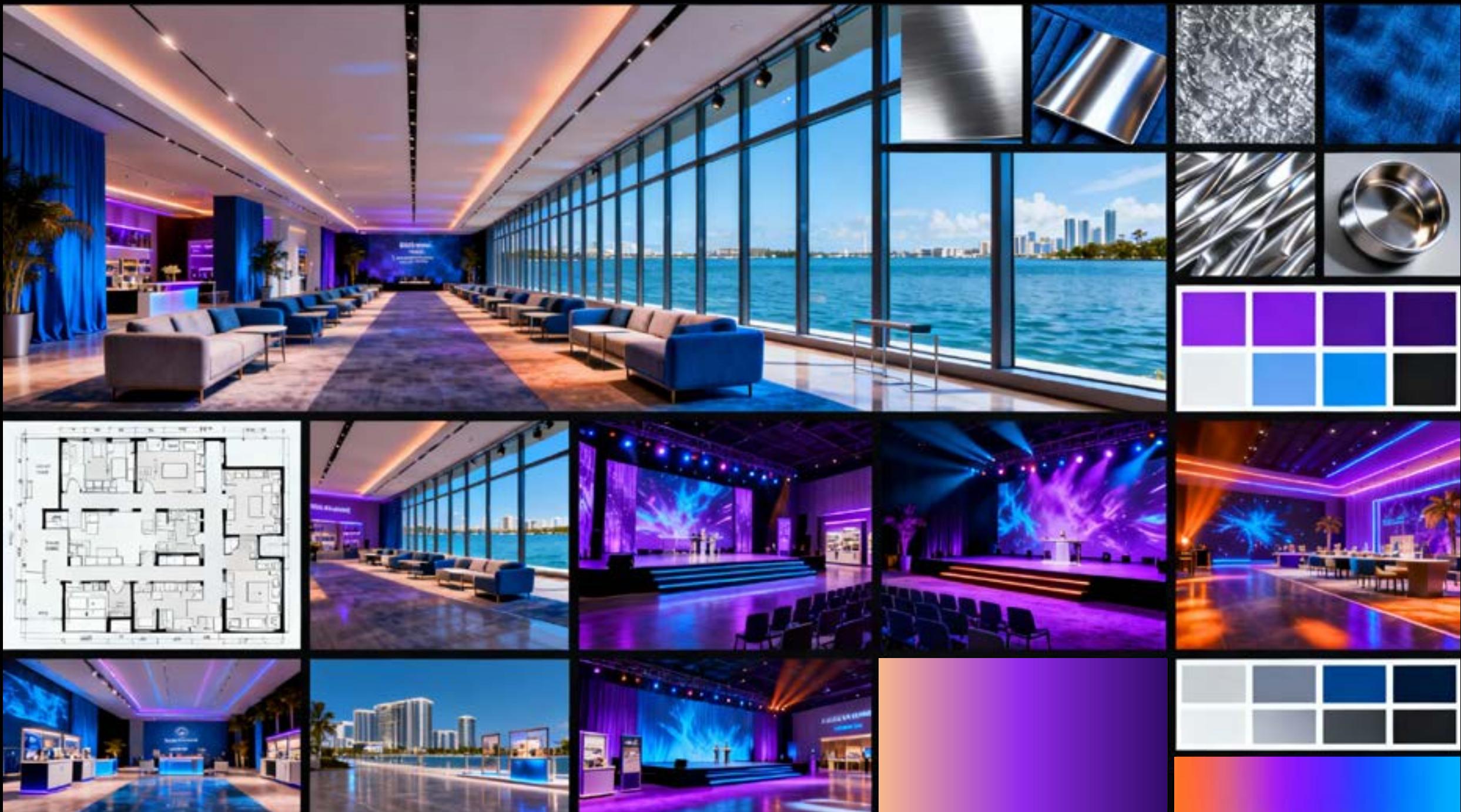


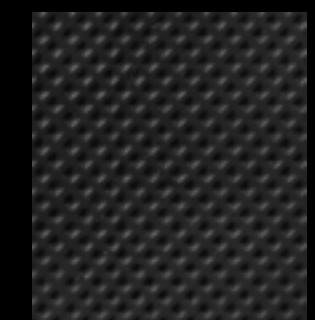
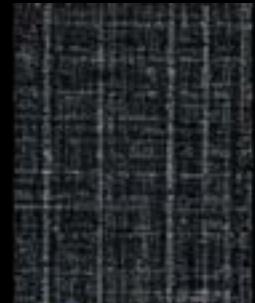
# MOOD BOARD POTENTIAL USES



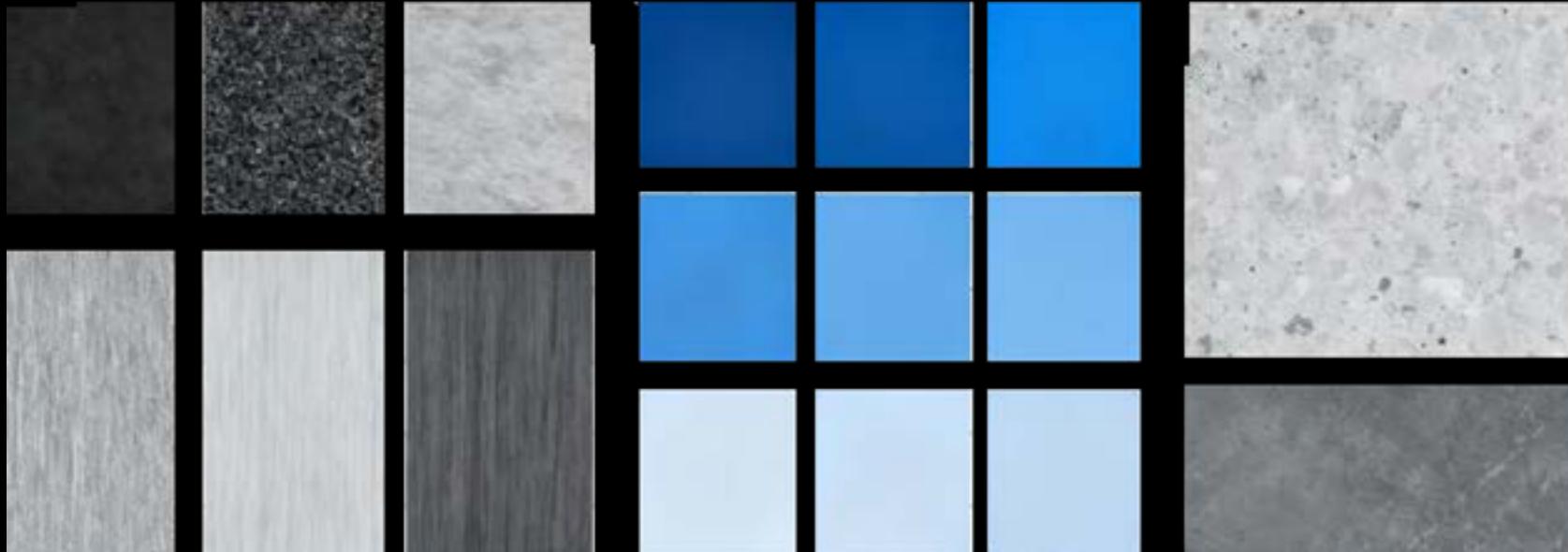
## Potential Allowable Uses

- Boutique Fitness & Performance Studio
- Creative Office & Studio Loft
- Children's Discovery Gym or Play Lounge
- Private Lounge or Members' Club
- Waterfront Event Pavilion
- Signature Restaurant or Café Concept
- Craft Cocktail Bar or Lounge
- Showroom & Experience Gallery
- Golf Lounge & Sports Simulator Studio
- Wellness & Recovery

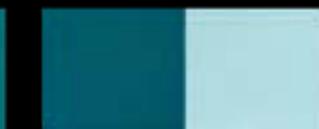


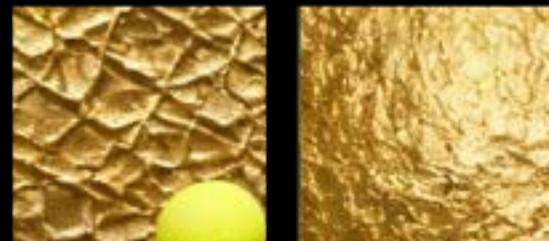




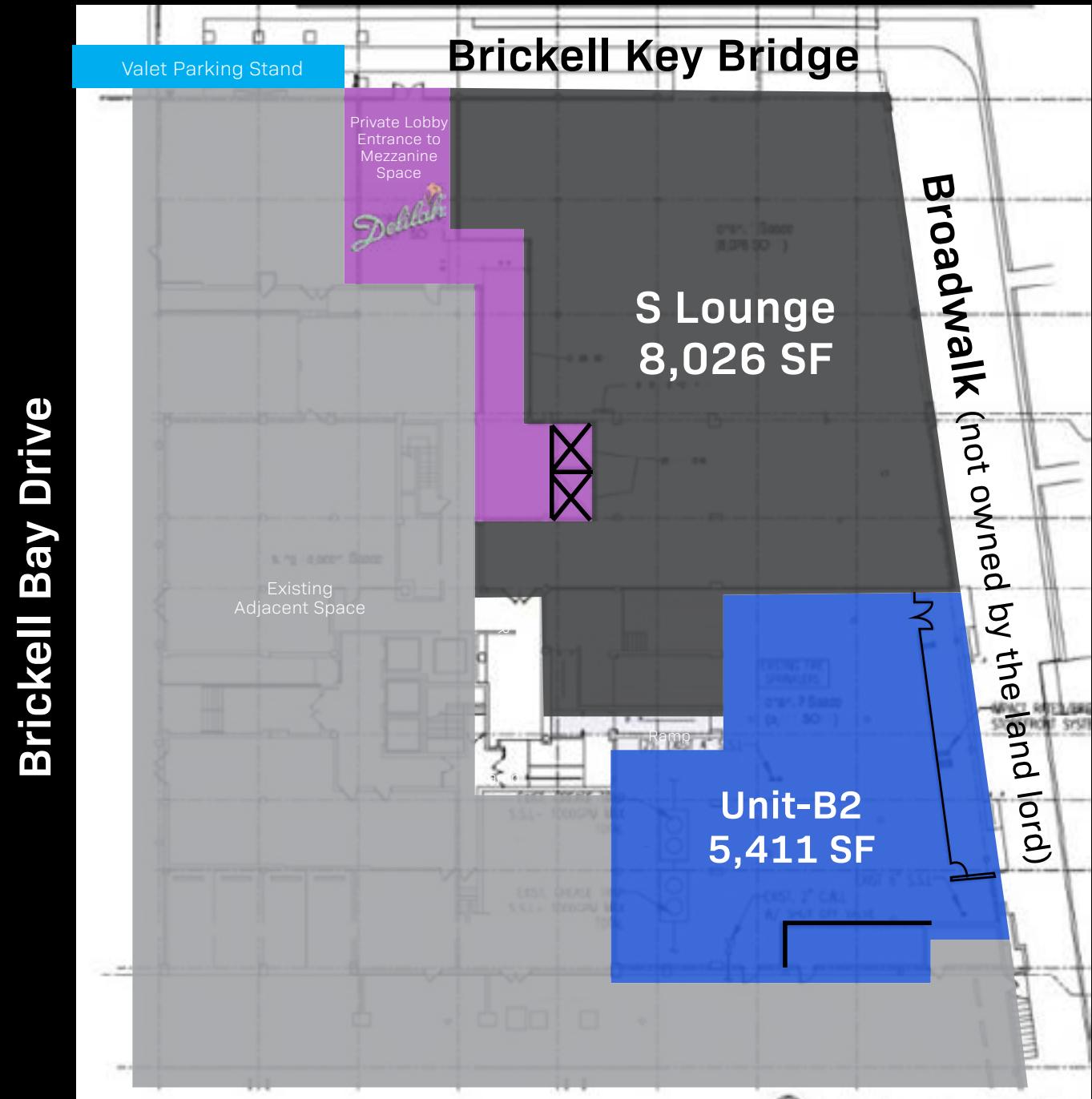






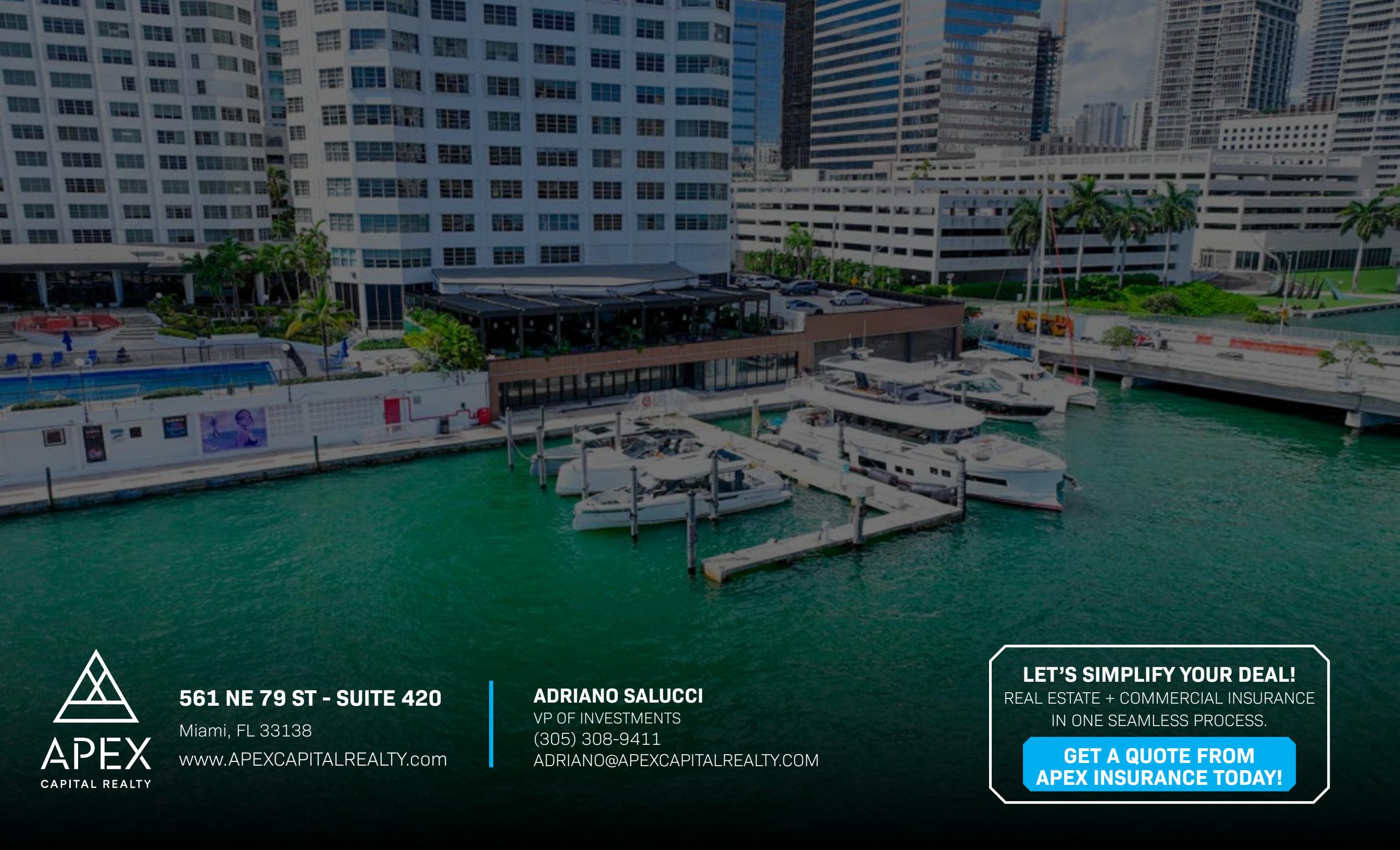


# SURVEY



# LOCATION MAP





**561 NE 79 ST - SUITE 420**

Miami, FL 33138

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

**ADRIANO SALUCCI**  
VP OF INVESTMENTS  
(305) 308-9411  
[ADRIANO@APEXCAPITALREALTY.COM](mailto:ADRIANO@APEXCAPITALREALTY.COM)

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