



RARE BOUTIQUE WATERFRONT RETAIL / OFFICE CONDO

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

FOR SALE



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



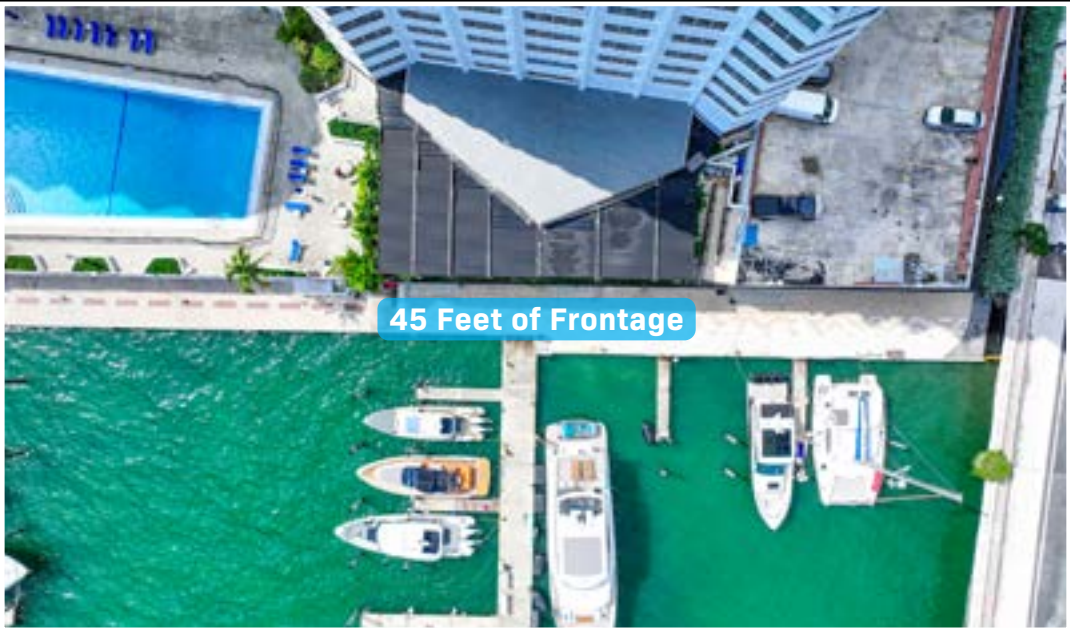
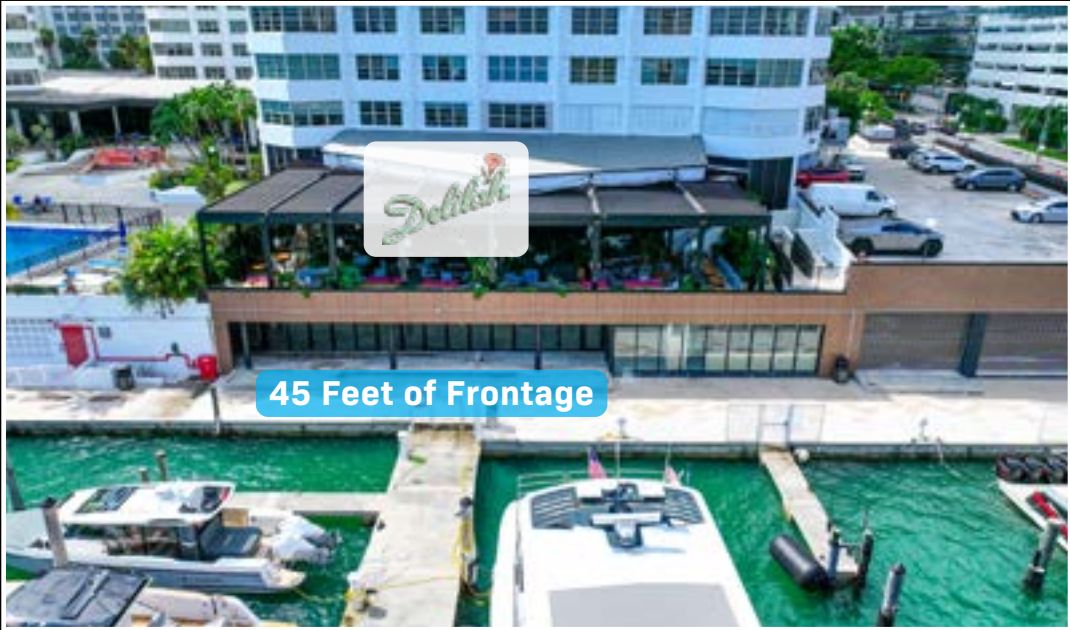
PROPERTY DETAILS

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





Creative Office

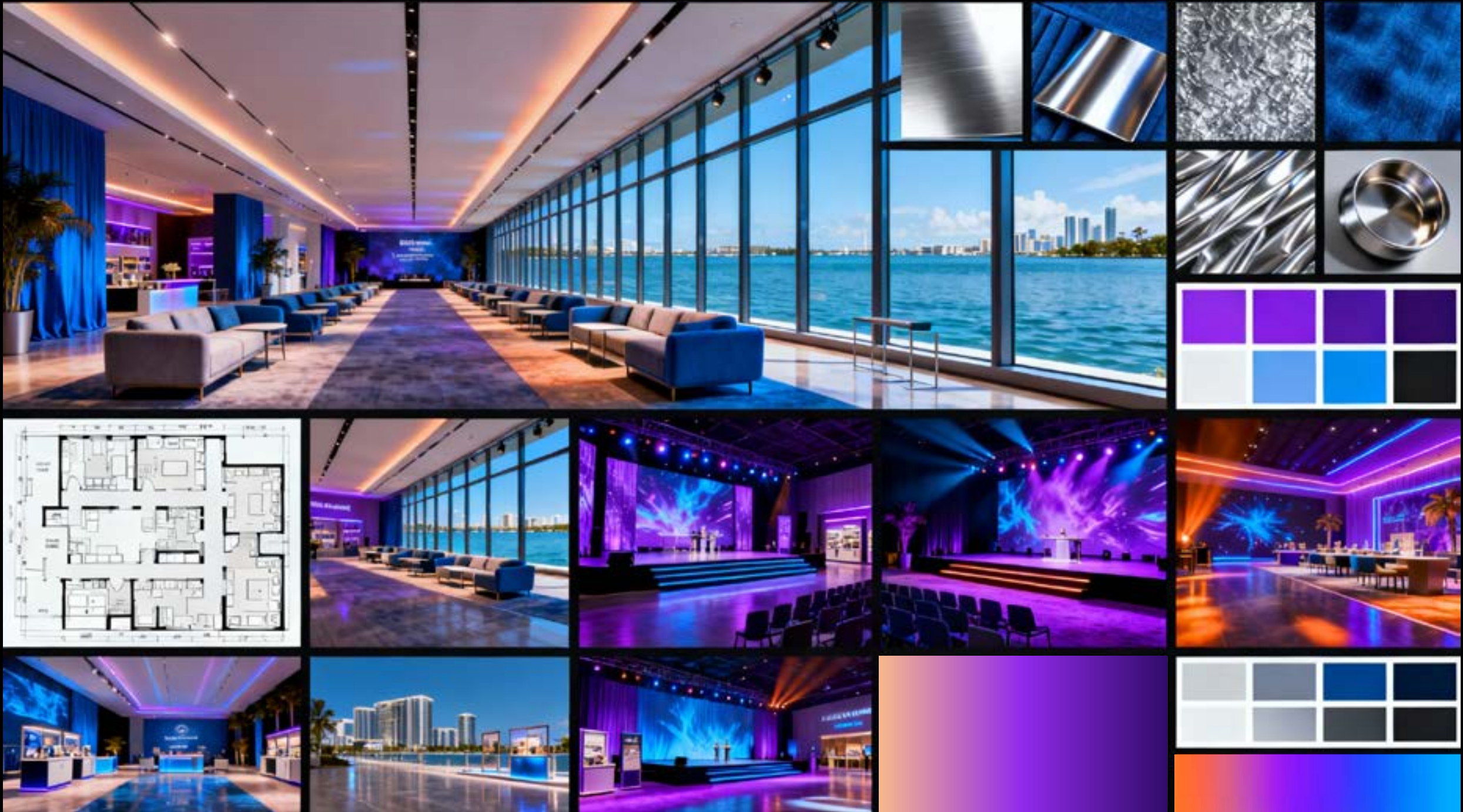
MOOD BOARD POTENTIAL USES

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

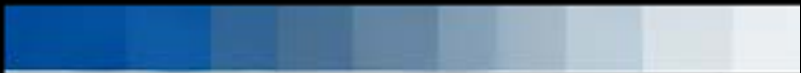


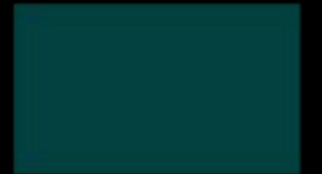
Kids Playroom/Daycare







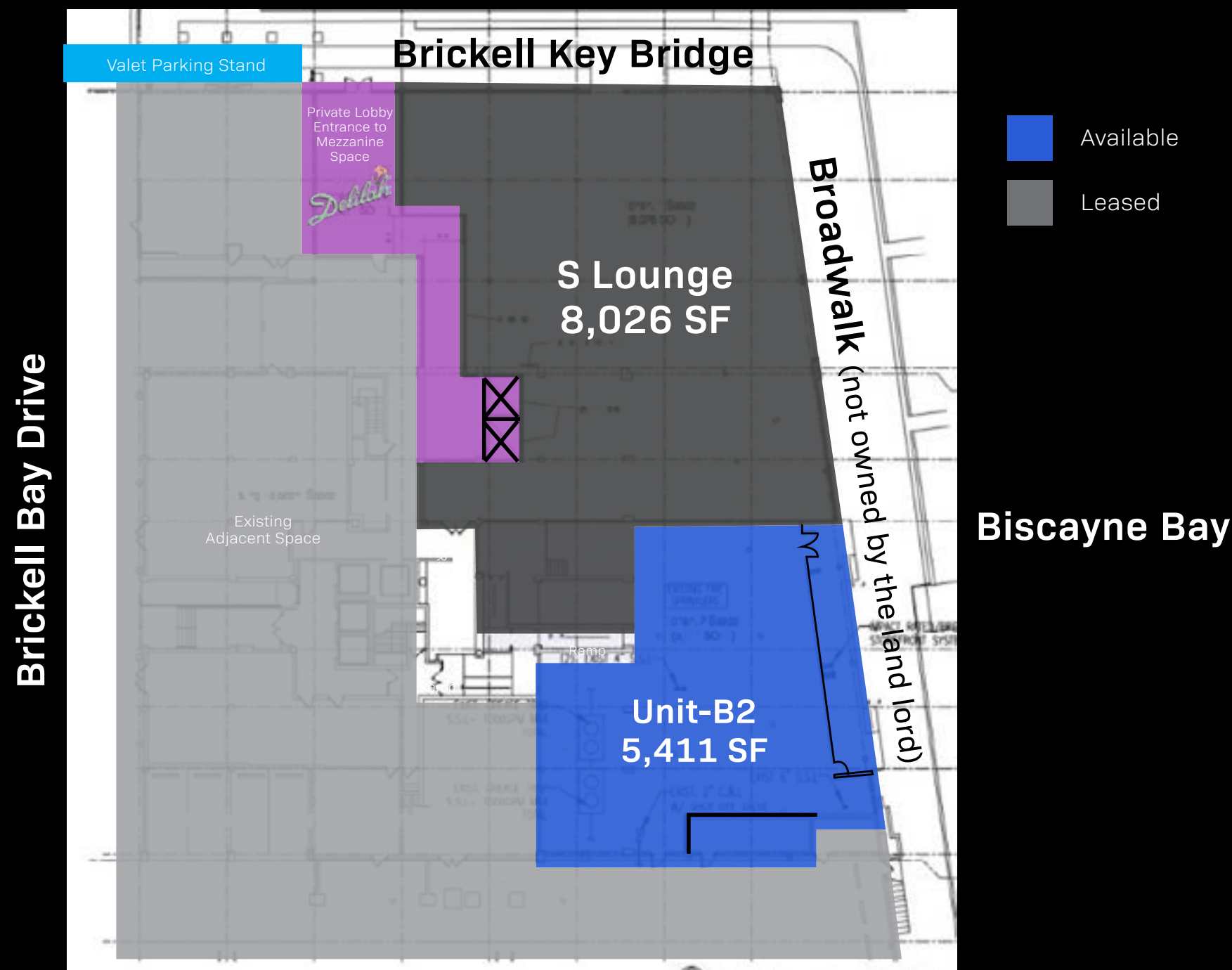








SURVEY



LOCATION MAP





561 NE 79 ST - SUITE 420

Miami, FL 33138

www.APEXCAPITALREALTY.com

ADRIANO SALUCCI

VP OF INVESTMENTS

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APEX INSURANCE TODAY!**