



**FOR SALE**

**LAND/ OFFICE**

**13255 W DIXIE HIGHWAY**

**NORTH MIAMI, FL 33161**

**SELLER FINANCING AVAILABLE  
AT FULL ASK  
WITH 50% DOWN**





# PRIME NORTH MIAMI PARCEL: DEVELOP OR OPERATE

## OFFERING SUMMARY

**13255 W DIXIE HWY + Folio 06-2229-049-0740  
NORTH MIAMI , FL 33161**

LOT SIZE	19,005 SF (0.44 Acre)
BUILDING SIZE	850 SF
MAX. HEIGHT	9 Stories
ZONING	C1-Commercial Liberal
MAX. DENSITY	35 Units (Not Including Live Local)
MAX. BUILDABLE AREA	28,993 SF
ASKING PRICE	\$1,475,000

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AT FULL ASK WITH 50% DOWN**

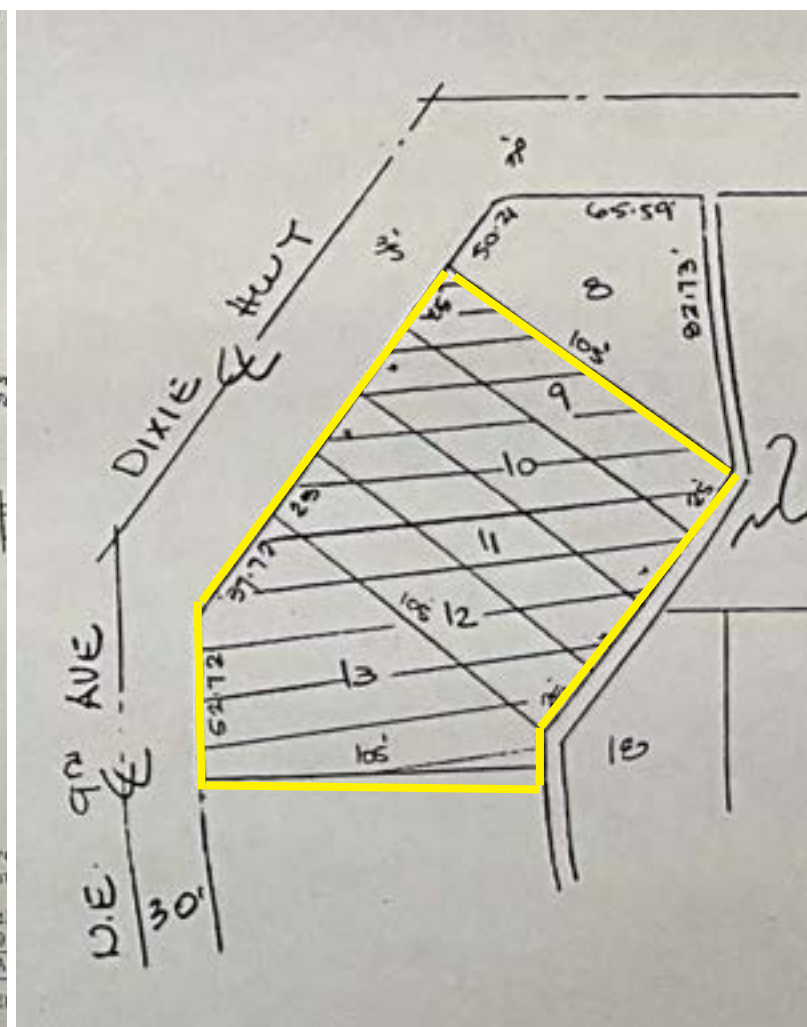
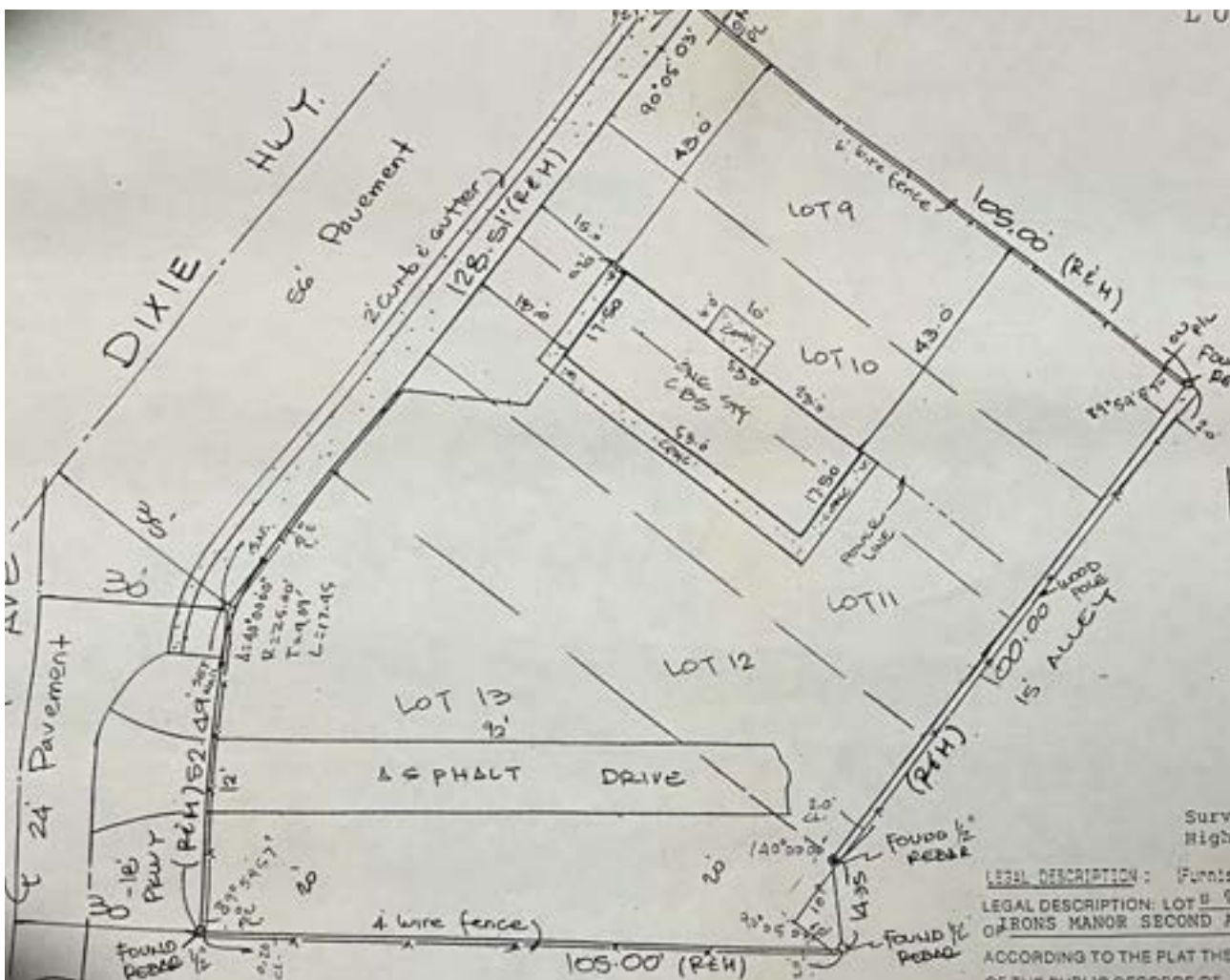
APEX Capital Realty is pleased to present 13255 W. Dixie Highway, a prime development site anchored by an existing 850 SF office on 19,005 SF (0.44 acre) of C-1-zoned land along one of Miami's highest-traffic corridors. Falling under multiple overlays, the parcel supports up to 100 DU/acre (max. 35 units) with nearly 28,993 SF of buildable area. C-1 zoning accommodates a broad spectrum of uses—residential, office, retail, restaurants, live/work studios, and more.

The property is currently occupied by a limousine operator who will vacate upon closing, delivering immediate vacant possession. This allows an owner-user to immediately relocate operations, or enables an investor/developer to generate interim income by leasing the existing office and paved, fenced lot prior to redevelopment.

Conservatively, the site can be leased at \$5.50 NNN per SF of land area, generating an NOI of approximately \$105,000. This allows an investor to secure steady cash flow, or a developer to collect income and offset carrying costs while advancing plans to go vertical in one of South Florida's fastest-growing neighborhoods.



# SURVEY

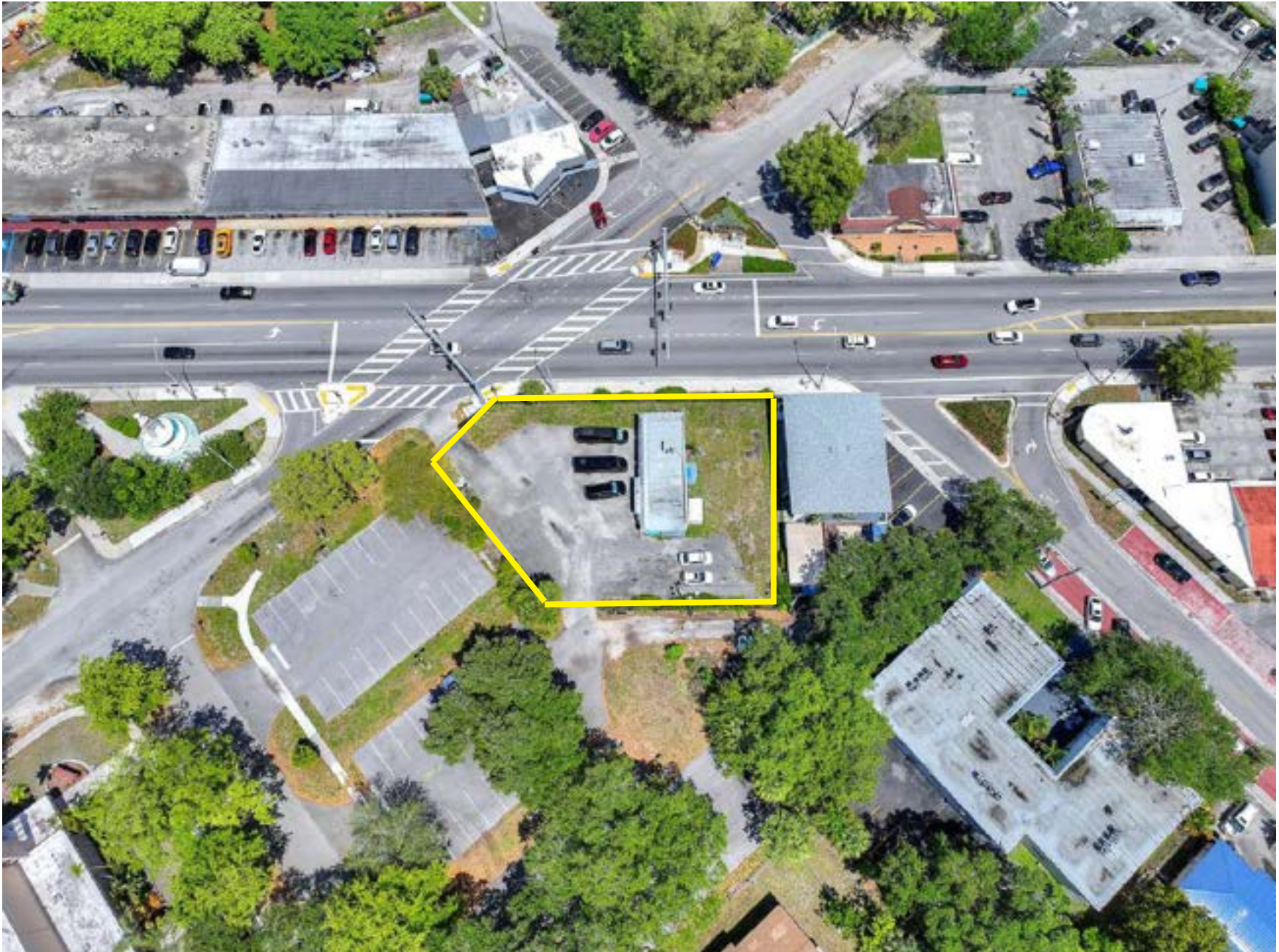


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# BIRD'S EYE VIEW





W DIXIE HIGHWAY AADT: 23,500





**SOUTH VIEW**

**DOWNTOWN MIAMI**

**ADT 23,500  
W DIXIE HIGHWAY**

**ADT 23,500  
W DIXIE HIGHWAY**



# RETAIL MAP



## LOCATION HIGHLIGHTS

The City of North Miami is a suburban city located in northeast Miami-Dade County, Florida, United States, about 10 miles north of Miami. The city stretches from Biscayne Bay to west of I-95. The property is located in one of the busiest corridors in North Miami, along the old West Dixie Highway and within walking distance of North Miami Senior high School.

The property is located less than 3 miles from the \$4 Billion Sole Mia Development, which sits next to the FIU North Campus. With Related Group's new proposed 382-unit residential and retail development on the former Johnson and Wales site, The City of North Miami is well positioned for new development well into the next decade.





# LOCATION MAP





## 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.



### ADVISORS

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