

FOR SALE

Versatile Mixed-Use Corner

4000 NW 17 AVE
Miami, FL 33142



EXECUTIVE SUMMARY

Apex Capital Realty is proud to present 4000 NW 17th Avenue, a centrally located mixed-use commercial property in North Allapattah, just minutes from Miami International Airport with direct access to the 112 Expressway a high-traffic location with excellent visibility.

The property features approximately 8,096 SF of rentable space on a 9,350 SF lot, offering a mix of retail, flex, and warehouse areas. It includes income from an existing tenant paying \$4,500/month NNN with 3% annual increases through 2034, plus additional space ready for lease or owner occupancy, including a partially built-out space with an approved master permit for restaurant/bar use. Ideal for investors or owner-users seeking a value-add opportunity in a rapidly evolving Miami submarket.



SALE PRICE
\$1,950,000

(\$240 PRICE PER SQFT ON BUILDING)

BUILDING SIZE	8,096 SF
LOT SIZE	9,350 SF
ZONING	T5-O
MIXED-USE	Mixed Use Commercial, Retail/Warehouse
NOI (PROFORMA)	\$152,016
CAP RATE	7.8%
TRAFFIC COUNT	19,500 (AADT) & 112 Expressway 119,000 (AADT) Street Parking

BUILDING BRAKDOWN

Building 1 - Retail (5,004 SF)

SUBDIVIDED INTO TWO RETAIL BAYS.

UNIT 1 (2,288 SF)	Is leased NNN to a convenience store with a full kitchen, generating \$4,500/month (\$54,000 annual NOI) with 3% annual increases through 2034.
UNIT 2 (2,716 SF)	Is vacant, partially built out for a restaurant/bar concept, and comes with an approved master permit, ideal for a variety of retail or food and beverage users.

Building 2 - Warehouse (3,092 SF)

WAREHOUSE (3,092 SF)	Flex warehouse space with 14' ceiling height, office and storage areas. This highly versatile building supports a range of uses including warehouse, studio, office, or showroom.
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NOI \$152,016



PROPERTY HIGHLIGHTS

- Excellent Value Add Deal
- Versatile opportunity for owner-user, operator, or investor
- 8,096 SF mixed-use on 9,350 SF lot
- Prime North Allapattah location with high visibility

PROFOMRA & ANALYSIS

BUILDING #1-RETAIL	SQFT	BASE RENT \$	MONTHLY (BASE)	MONTHLY (CAM)	MONTHLY (TOTAL)	ANNUAL NOI
Grocery Store	2,288	\$16.00	\$3,050.67	\$1,414.41	\$4,465.08	\$36,608.00
Unit 2- Vacant	2,716	\$22.00	\$4,979.33	\$1,678.99	\$6,658.33	\$59,752.00
Building #2-Warehouse						
Unit 1 - Vacant	3092	\$18.00	\$4,638.00	\$1,911.43	\$6,549.43	\$55,656.00
	8,096		\$12,668.00	\$5,004.83	\$17,672.83	\$152,016.00

EXPENSES	
Property Taxes	\$35,058.00
Property Insurance	\$19,000.00
Maintenace/Repairs	\$6,000.00
Total	\$60,058.00
Estimated (NNN) Per Sqft	\$7.42

FINANCIAL SUMMARY	
TOTAL GROSS INCOME	\$212,074.00
TOTAL EXPENSES	\$60,058.00
NET OPERATING INCOME	\$152,016.00
CAP RATE	7.8%

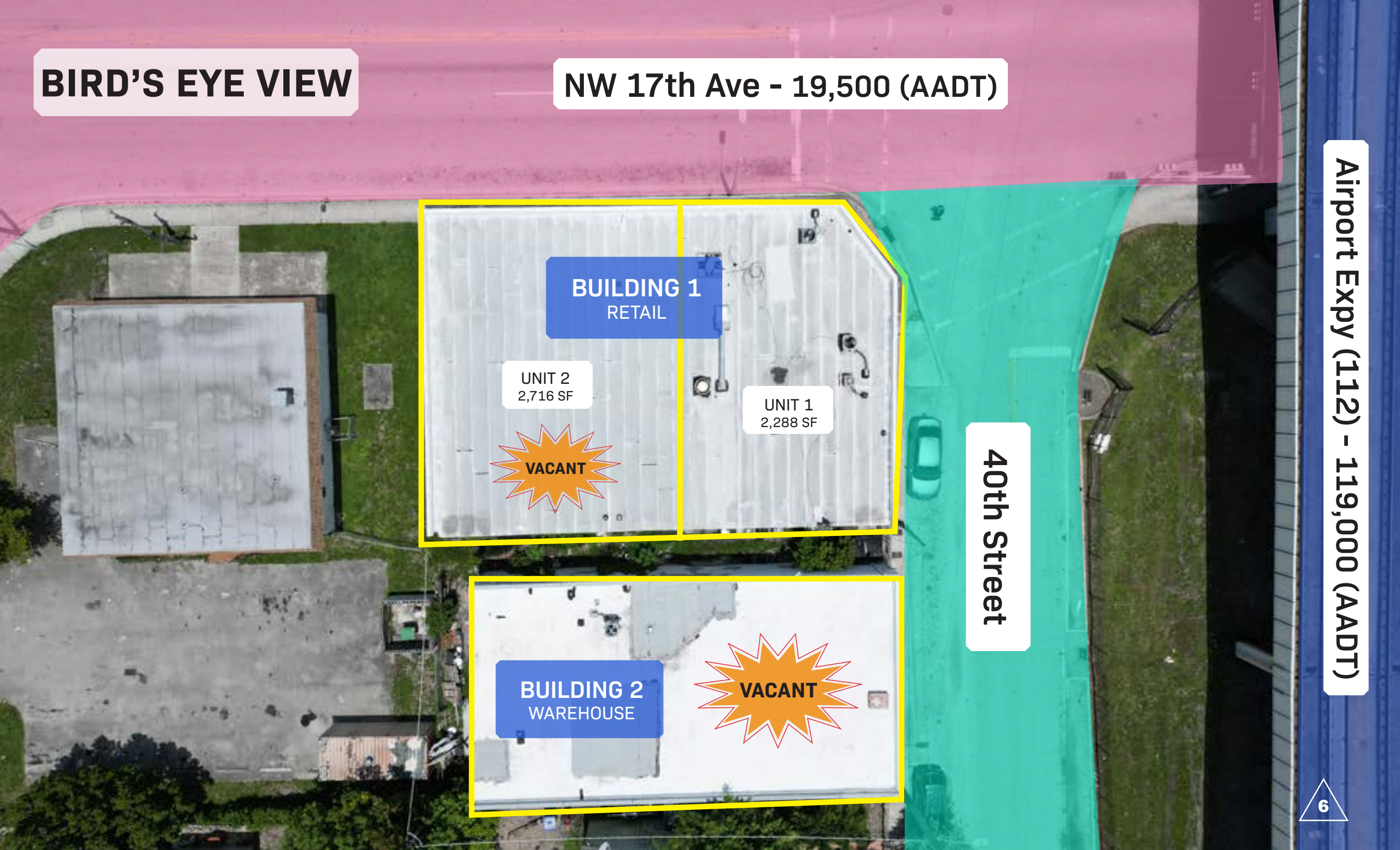
INTERIOR PHOTOS



BIRD'S EYE VIEW

NW 17th Ave - 19,500 (AADT)

Airport Expy (112) - 119,000 (AADT)



BUILDING 1
RETAIL

UNIT 2
2,716 SF

VACANT

UNIT 1
2,288 SF

40th Street

BUILDING 2
WAREHOUSE

VACANT

SOUTH WEST VIEW

Airport Expy (112) - 119,000 (AADT)

40th Street

41th Street

NW 17th Ave - 19,500 (AADT)

BUILDING 2
WAREHOUSE

BUILDING 1
RETAIL

UNIT 1
2,288 SF

UNIT 2
2,716 SF

EAST VIEW



41th Street

40th Street

Airport Expy (112) - 119,000 (AADT)

NW 17th Ave - 19,500 (AADT)

BUILDING 1
RETAIL

UNIT 2
2,716 SF

UNIT 1
2,288 SF

BUILDING 2
WAREHOUSE

40th Street



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