

**FOR SALE**



RESTAURANT SPACE

**63-69 NW 27 AVENUE**

MIAMI, FL 33125



# EXECUTIVE SUMMARY

APEX Capital Realty is proud to present 63-69 NW 27 AVENUE, a retail space located in the bustling Little Havana on 27th Avenue. The property consists of an 11,800 SF Lot and has 5,000 SF of usable space.

There are a total of 2 units, the front unit was recently built as a restaurant space with brand-new grease traps, appliances, and updated electrical.

The back unit can be delivered vanilla shell and permits closed. The property is ideal for F&B, dry retail, medical, bar, professional use, and more.

## PROPERTY HIGHLIGHTS

- ➔ The property is in the bustling Little Havana on major artery 27 Avenue.
- ➔ The front unit features an entirely done restaurant space with a new grease trap and hood.
- ➔ The back unit is being renovated and can be delivered vanilla shell with closed permits
- ➔ 16 parking spaces
- ➔ Potential Redevelopment Upside



**SALE PRICE \$2,750,000**

|                      |                         |
|----------------------|-------------------------|
| <b>BUILDING AREA</b> | 5,505 SF                |
| <b>LOT SIZE</b>      | 11,800 SF               |
| <b>ZONING</b>        | T6-8-O Property Details |
| <b>AADT</b>          | 44,000                  |

# LOCATION OVERVIEW – LITTLE HAVANA, MIAMI, FL



Strategically positioned along NW 27th Avenue in the heart of Little Havana, this asset benefits from one of Miami’s most culturally vibrant and rapidly evolving urban corridors. Little Havana is a high-energy neighborhood experiencing sustained investor interest driven by its proximity to Downtown Miami, Brickell, and Coral Gables, combined with strong residential density and a deeply rooted, loyal consumer base.

NW 27th Avenue serves as a primary north-south arterial through the submarket, carrying approximately 44,000 vehicles per day (AADT), providing exceptional visibility and consistent traffic flow that supports a wide range of commercial uses. The corridor connects seamlessly to major thoroughfares including SW 8th Street (Calle Ocho) - the neighborhood’s iconic main street further enhancing accessibility and foot traffic potential.

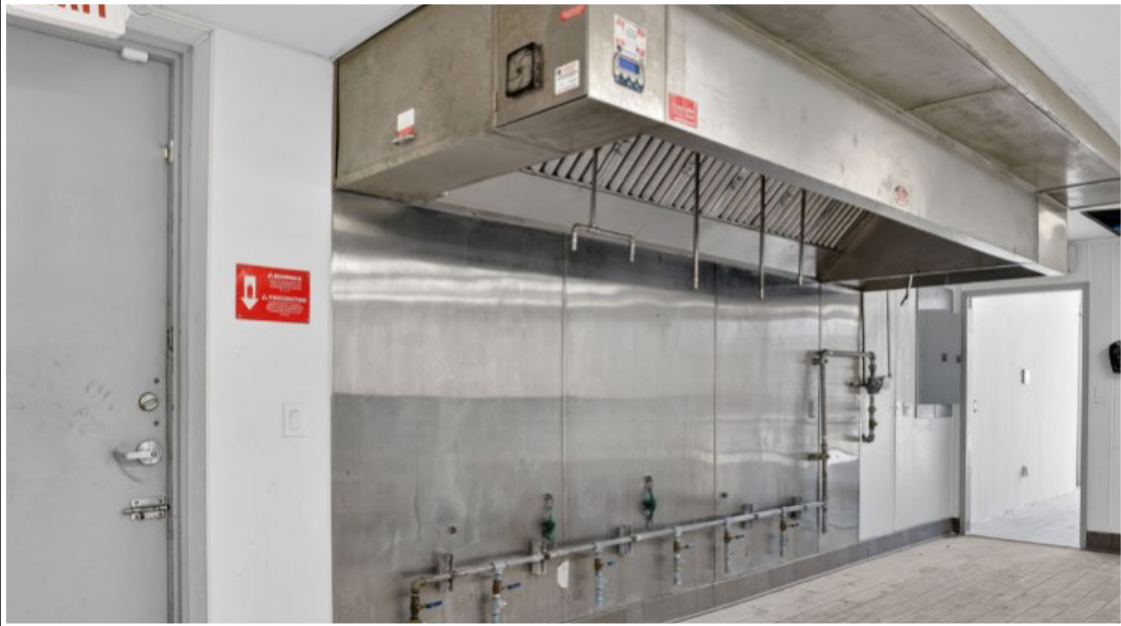


Little Havana continues to attract attention from both local operators and institutional investors, driven by land value appreciation, neighborhood revitalization, and strong demographic fundamentals. The area’s cultural identity, combined with its strategic positioning within Miami’s urban core, makes it one of the most compelling value add and development opportunities in Miami-Dade County.

# EXTERIOR PHOTOS



# INTERIOR PHOTOS: KITCHEN



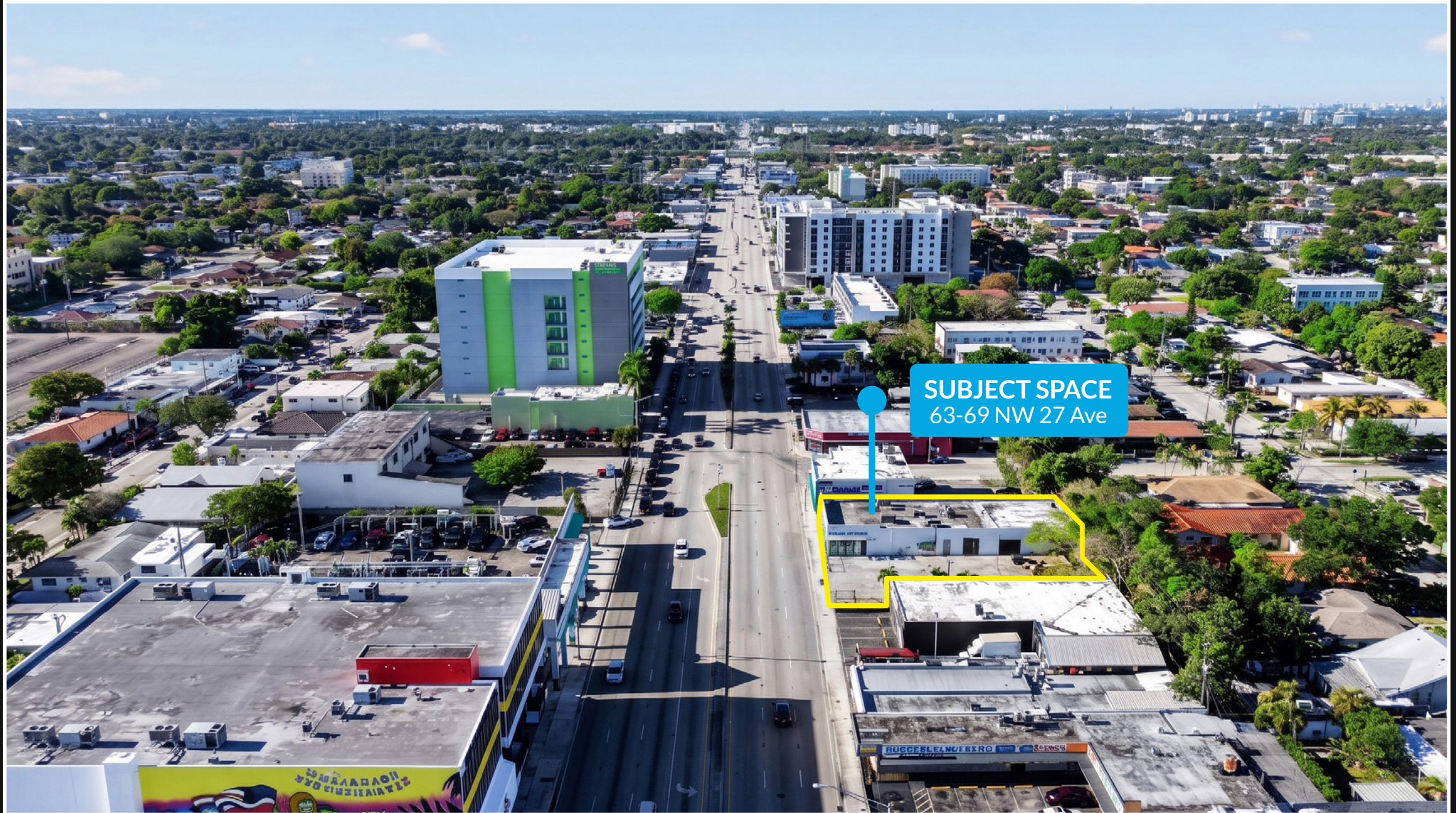
# INTERIOR PHOTOS: RESTAURANT DINING



# EAST VIEW



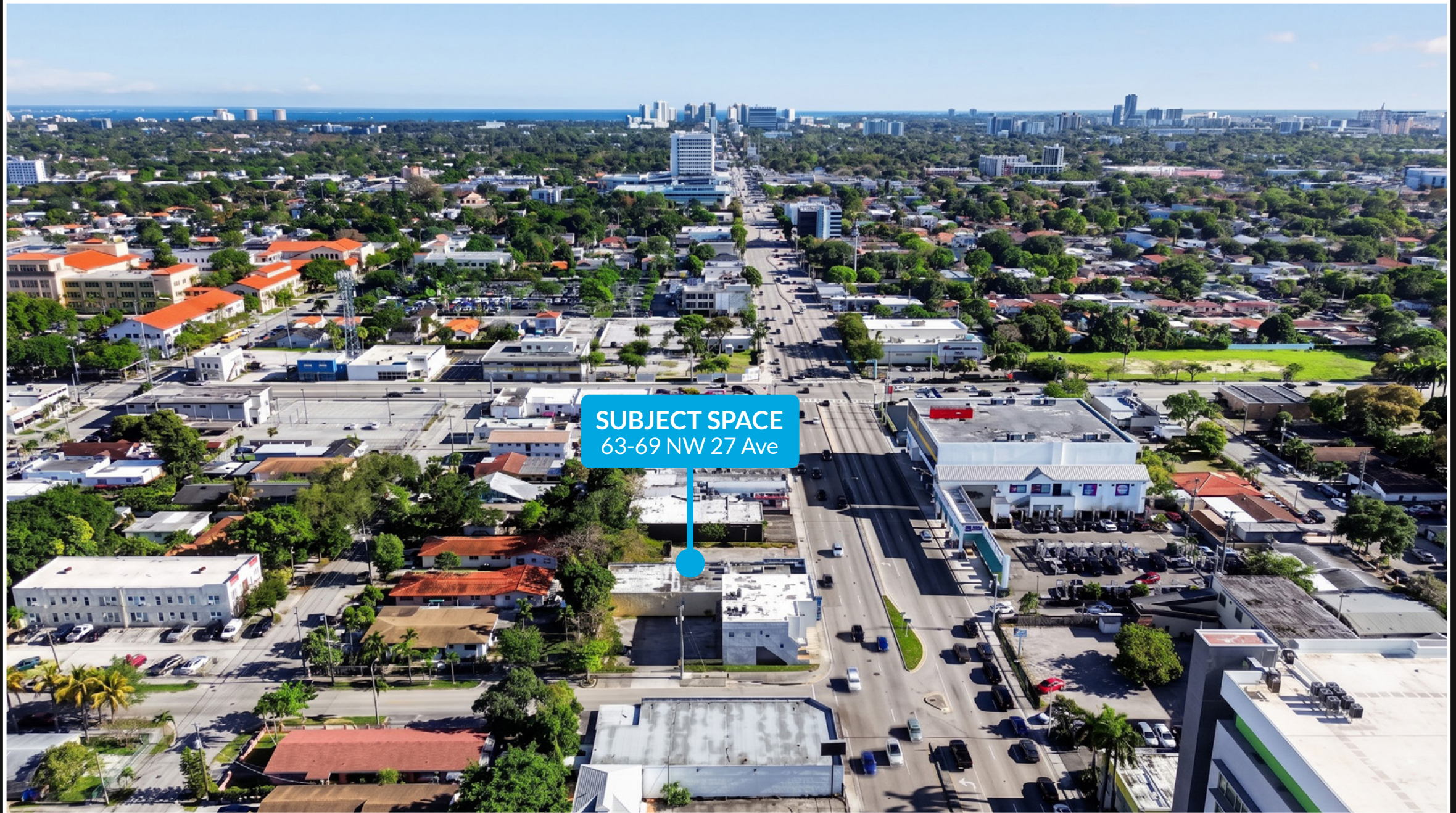
# NORTH VIEW



# WEST VIEW



# SOUTH VIEW



# LOCATION MAP





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