



FOR SALE

RETAIL BUILDING

13639 W DIXIE HWY
NORTH MIAMI, FL, 33161



APEX
CAPITAL REALTY



ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm like no other. We specialize in finding and creating South Florida's most unique and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and disruptors which possess an unparalleled understanding of the unique dynamics and trends that drive our local real estate market. 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 engrained in our company culture, we seek to develop each of our advisors' specialty which in turn helps our clients reach optimal results.

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FOR SALE

APEX Capital Realty is proud to present an opportunity to purchase a free-standing retail building on one of the most trafficked areas of W Dixie HWY, one of Miami’s busiest streets.

Falling under multiple overlays the site allows for an increased density of 100 dwelling unit to the acre, allowing for a max of 32 units on this site.

Currently grossing about \$84,000 this property is best seen as a solid covered land play for a developer looking to ultimately take advantage of the strong redevelopment incentives while capitalizing on the in-place income for short-term or stable annual rentals in the meantime as the neighborhood continues to grow and thrive.



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Total Building Area:	4,080 SF
Lot Size:	13,802 (0.37 acres)
Parking:	8 Spots
Zoning:	C-1
Dimensions:	68 x 60.4
Asking Price:	\$1,550,000

CURRENT RENT ROLL

CURRENT RENT ROLL

Unit #/Floor	Tenant	Square Footage +/-	Monthly Rent (Base)	Sales Tax Paid By Tennant	Total Montly Rent	Total Annual Rent	Lease Terms	Lease Type	% of Total GLA
Unit 1	Insurance Office	1,100	\$1,750.00	\$113.75	\$1,863.75	\$22,365.00	Month to Month	Mod Gross	25.00%
Unit 2	Smoke Shop	1,100	\$1,750.00	\$113.75	\$1,863.75	\$22,365.00	Month to Month	Mod Gross	25.00%
Unit 3	Gift Shop	1,100	\$2,100	\$0.00	\$2,100	\$25,200	Month to Month	N/A	25.00%
Unit 4	Beauty Studio	1,100	\$1,750.00	\$113.75	\$1,863.75	\$22,365.00	Month to Month	Mod Gross	25.00%
TOTAL:		4,400	\$5,250.00		\$7,691.25				

PROFORMA RENT ROLL

PROFORMA RENT ROLL

Unit #/Floor	Tenant	Square Footage +/-	Monthly Rent (Base)	Yearly Rent (Base)	Lease Type	"Price/SF (Base Annual)"	Annual Increases	% of Total GLA
Unit 1	Tenant 1	1,100	\$2,750.00	\$33,000.00	NNN	\$30.00	5%	25.00%
Unit 2	Tenant 2	1,100	\$2,750.00	\$33,000.00	NNN	\$30.00	5%	25.00%
Unit 3	Tenant 3	1,100	\$2,750.00	\$33,000.00	NNN	\$30.00	5%	25.00%
Unit 4	Tenant 4	1,100	\$2,750.00	\$33,000.00	NNN	\$30.00	5%	25.00%
TOTAL:		4,400	\$11,000.00	\$132,000.00	\$5,591.25			
PROFORMA NET OPERATING INCOME:						\$132,000	CAP Rate: 8%	



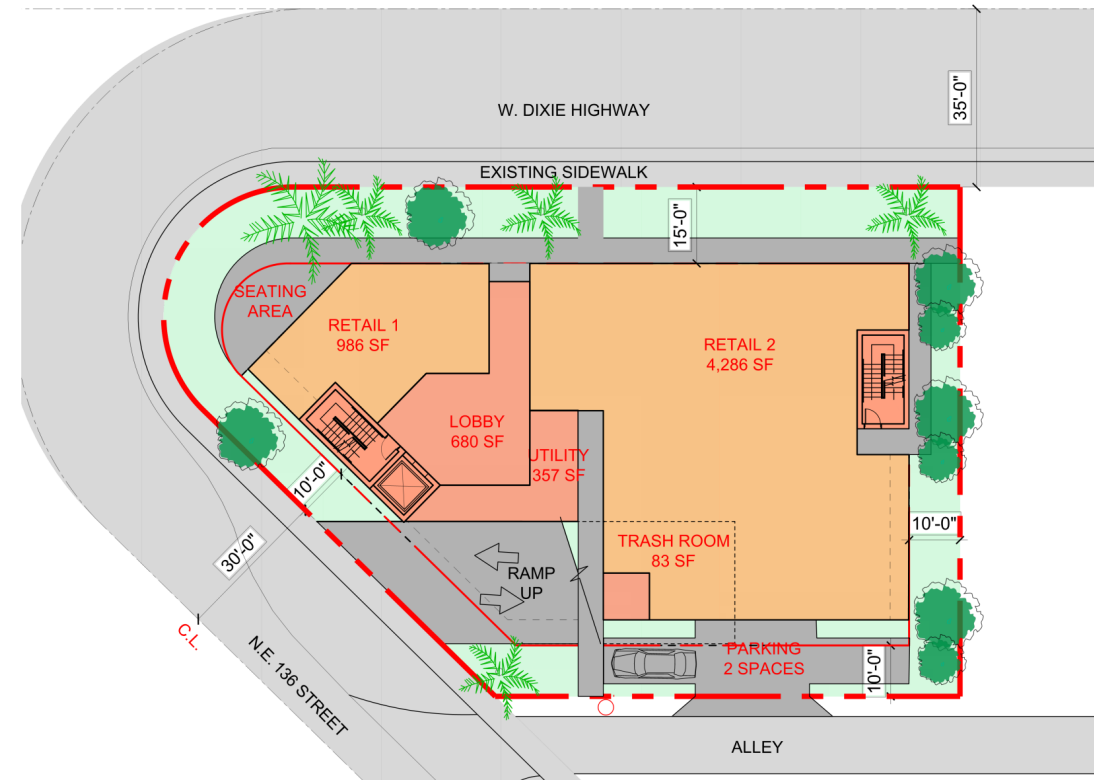
DEVELOPMENT ANALYSIS

Max. Lot Coverage:	80%
Residential Density:	100.00 Du / Acre
Max. Building Height:	110 ft
Max. Height:	11 Stories
Max. Buildable Area:	49,848 ft ²
Max. Building Footprint:	7,700 ft ²
Max. Residential Units:	32 Units Allowed

Proposed Site Design

Ground Floor

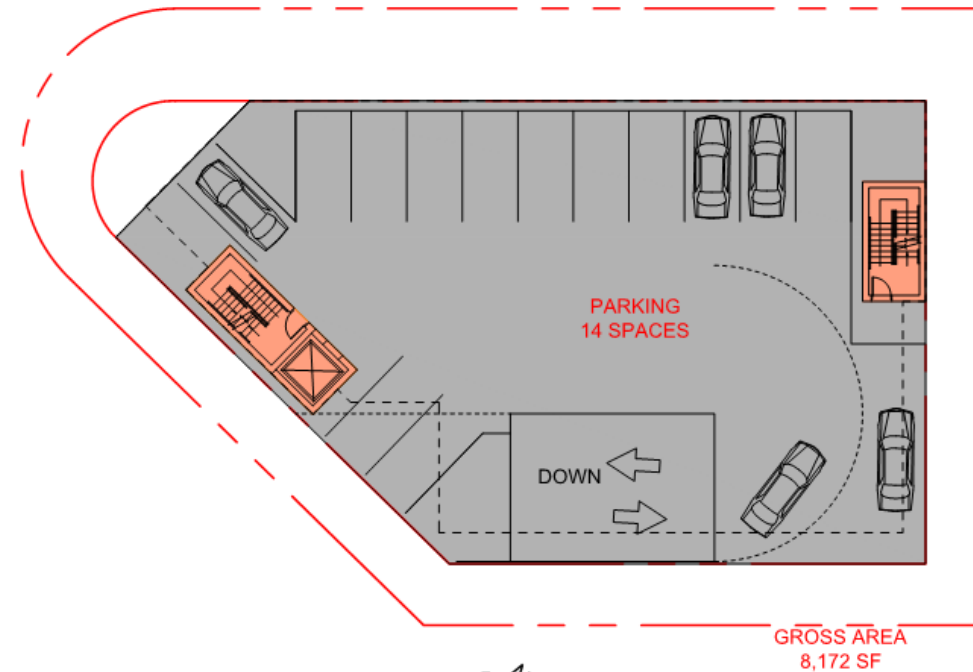
ZONING			
C-1			
ALLOWABLE USE			
Residential, Lodging, Office, Commercial, Educational, Industrial			
OVERLAY			
Neighborhood Redevelopment Overlay District (NRO), Planned Corridor Development Overlay (PCD), (PCD) West Dixie Highway			
LOT AREA	13,802	sf	
	REQUIRED		PROVIDED
MAX. LOT COVERAGE	80%		80%
RESIDENTIAL DENSITY	00 DU/Acre		
FLOOR AREA RATIO	0.00		
MAX. BUILDING FOOTPRINT	7,689	sf	2,700
MIN. OPEN SPACE	0%		
MAX. BUILDING HEIGHT	110	ft	91'6"
MAX. NUMBER OF STORIES	11		9
MAX. RESIDENTIAL UNITS ALLOWED	32		32
PARKING REQUIRED	48		44
MAX. LODGING ROOMS ALLOWED	0.00		
MIN. PRIMARY SETBACK	15	ft	15
MIN. SECONDARY SETBACK	15	ft	15
MIN. SIDE GROUND SETBACK	10	ft	10
MIN. REAR GROUND SETBACK	10	ft	10

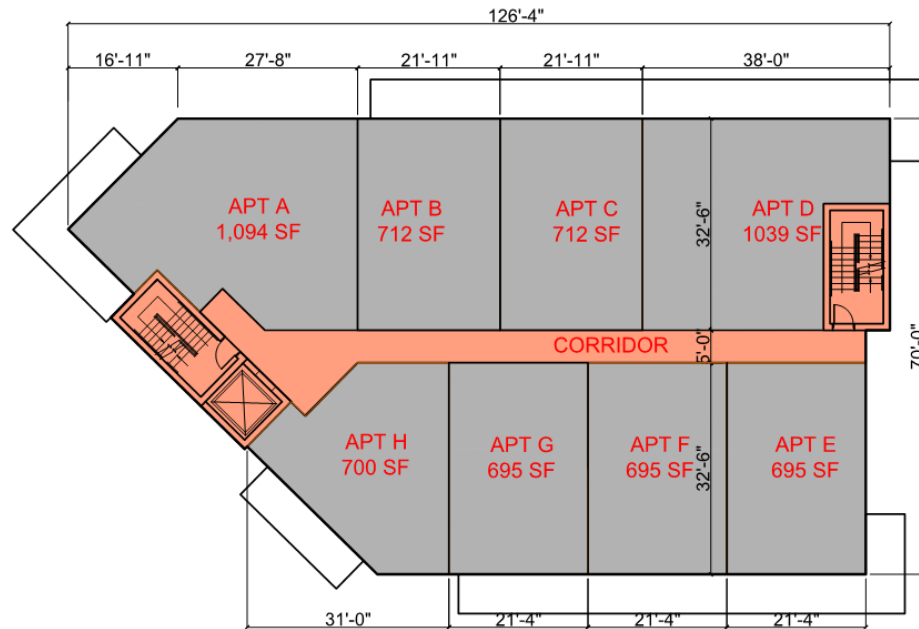


Building Information

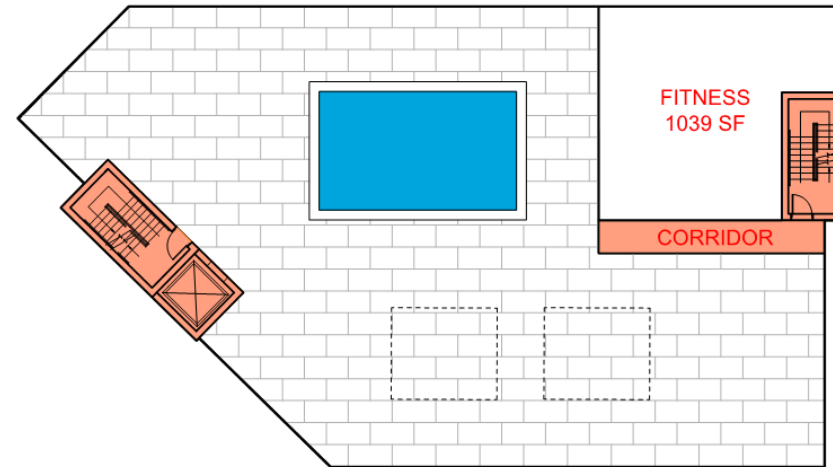
PROGRAM	AREA		TOTAL	
LEVEL 1			12,161	sf
LOBBY	680			
PARKING	5,009	2		
RETAIL 1	986			
RETAIL 2	4,286			
TRASH ROOM	83			
UTILITY	357			
ELEV & STAIR	350			
RAMP UP	410			
LEVEL 2			8,172	sf
PARKING	8,172	14		
LEVEL 3			8,172	sf
PARKING	8,172	14		
LEVEL 4			8,172	sf
PARKING	8,172	14		
Total Spaces Provided		44		
LEVEL 5,6,7,8		32 units	29,664	sf
APT A - 2 BED/2 BATH	1,094	4	4,376	
APT B - 1 BED/1 BATH	712	4	2,848	
APT C - 1 BED/1 BATH	712	4	2,848	
APT D - 2 BED/2 BATH	1,039	4	4,156	
APT E - 1 BED/1 BATH	695	4	2,780	
APT F - 1 BED/1 BATH	695	4	2,780	
APT G - 1 BED/1 BATH	695	4	2,780	
APT H - 1 BED/1 BATH	700	4	2,800	
ELEV & STAIRS	493	4	1,972	
CORRIDOR	581	4	2,324	
Subtot	7,416			
LEVEL 9			2,113	sf
FITNESS & BATHROOM	1,039	1	1,039	
ELEV & STAIRS	493	1	493	
CORRIDOR	581	1	581	
Subtot	2,113			
TOTAL BUILDING AREA	32 units		68,454	sf

Typical Parking Level





Typical Residential Level

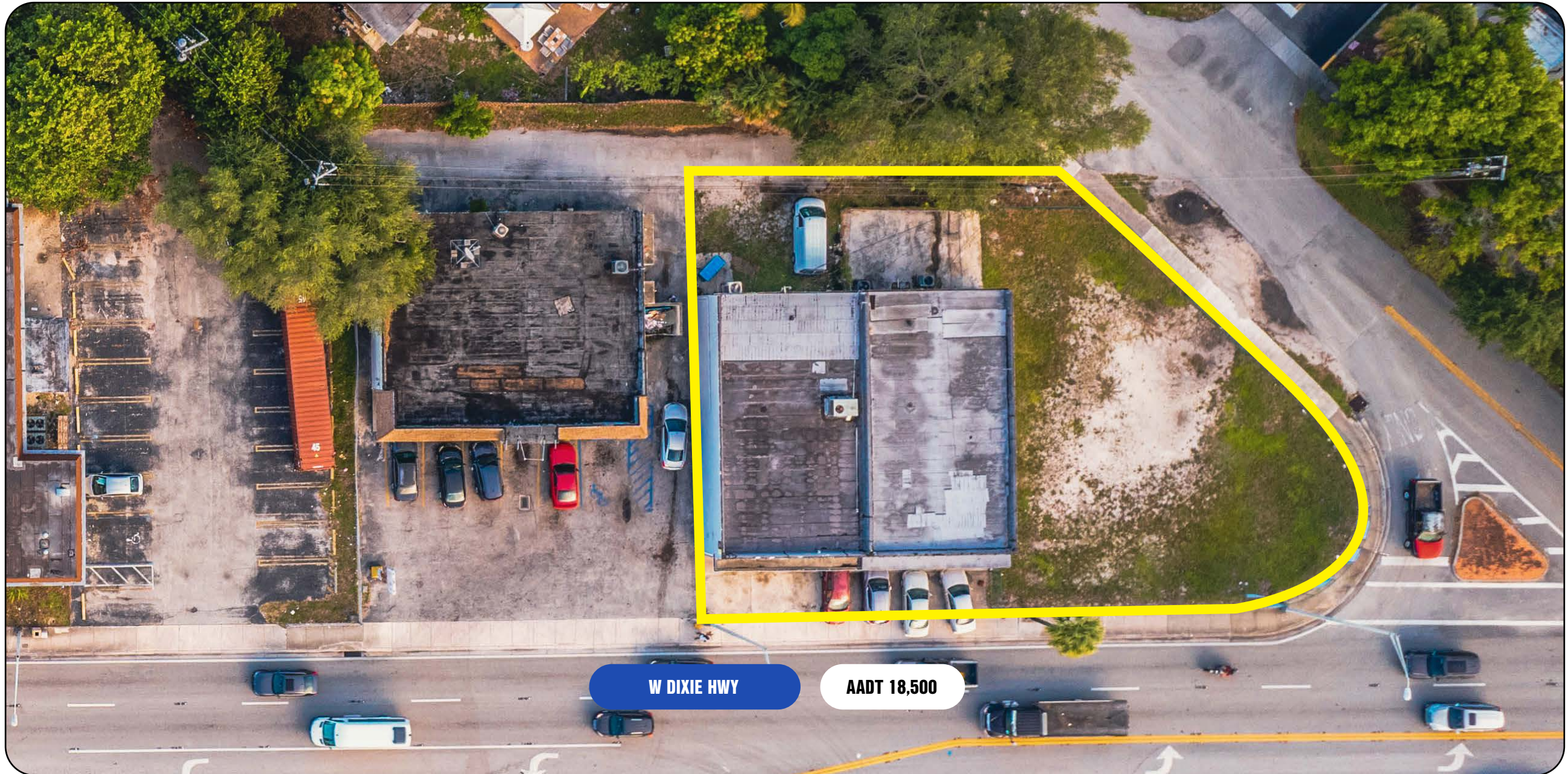


Pool Deck and Fitness



Image for inspiration only. Design is subject to change.

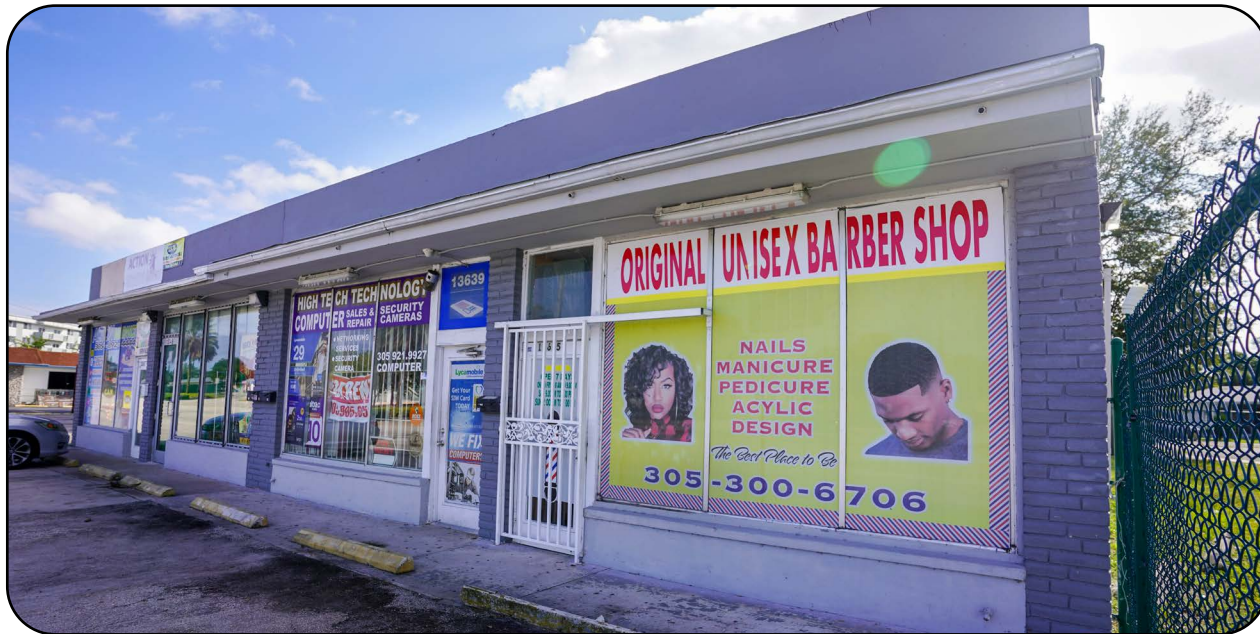
BIRD'S EYE VIEW

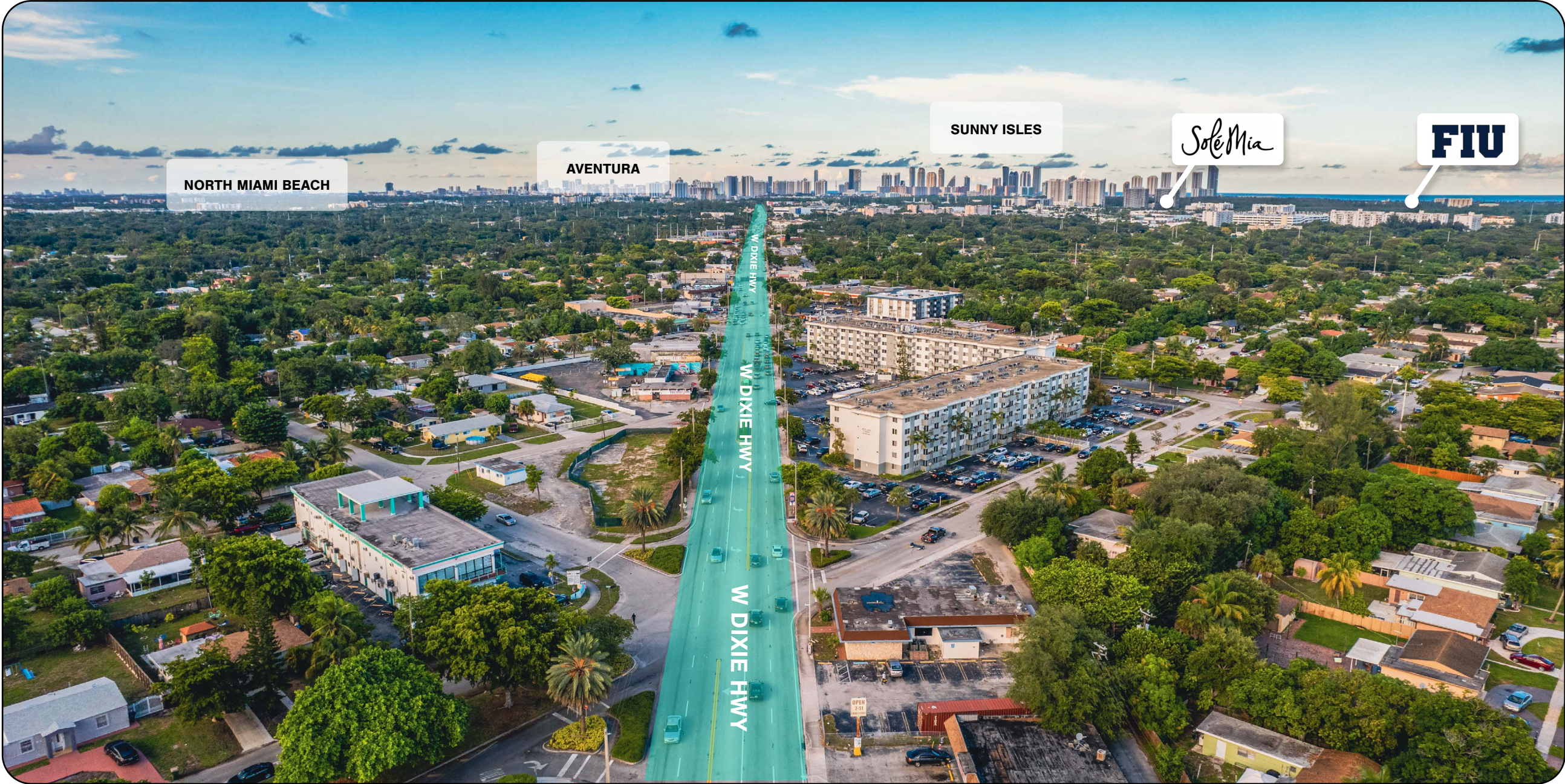


W DIXIE HWY

AADT 18,500

EXTERIOR PHOTOS







DOWNTOWN MIAMI /
BRICKELL

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.

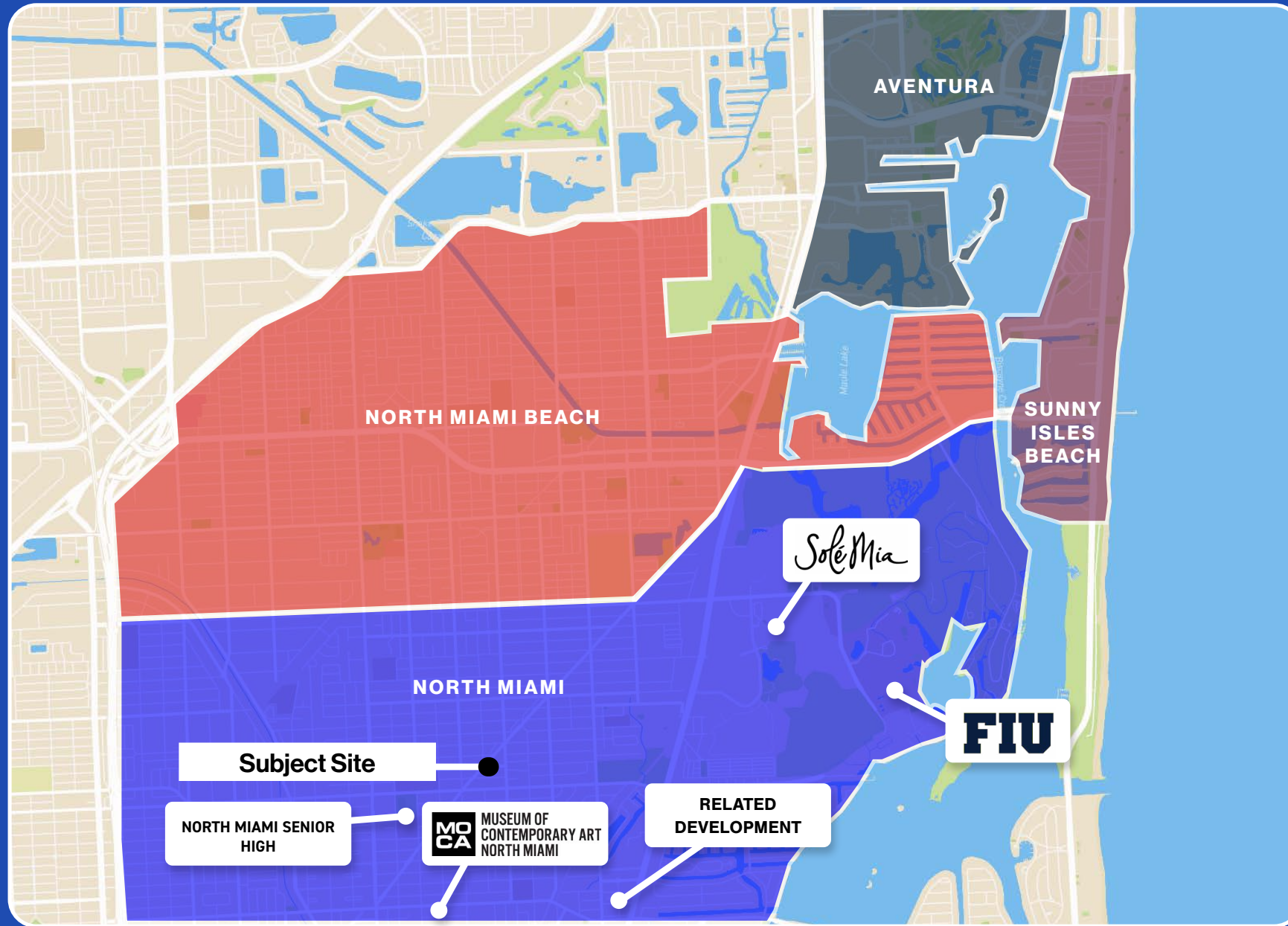
The property is located less than 3 miles from the \$4 Billion Sole Mia Development, which sits next to the FIU North Campus. With Related Group's new proposed 382-unit residential and retail development on the former Johnson and Wales site, The City of North Miami is well positioned for new development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



RETAIL MAP



LOCATION MAP





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