



FOR SALE

**777 NE 125 ST MIAMI
FL 33161**
777 FURNITURE ROW



APEX
CAPITAL REALTY

EXECUTIVE SUMMARY

Discover this fully renovated, standalone retail building that perfectly blends modern aesthetics with functional design. The ground-floor space, bathed in natural light, is ideal for a variety of uses, including a showroom, furniture store, art gallery, or boutique. Its open layout offers flexibility, allowing you to customize the space to fit your brand and vision.

Above the retail space, you'll find two fully leased work/live units, providing additional income and the potential for a live-in option for business owners or staff. These units feature modern amenities and a welcoming atmosphere, making them highly desirable for tenants.

Strategic Location: Across the street from the Museum of Contemporary Art

Renovations: New Roof, 40 Year Recertification, Hurricane Impact Windows, Complete Interior Renovations both on First & Second floor

Space Features: Showroom with Storage Room, Two Live/Work Units For Additional Income

OFFERING SUMMARY

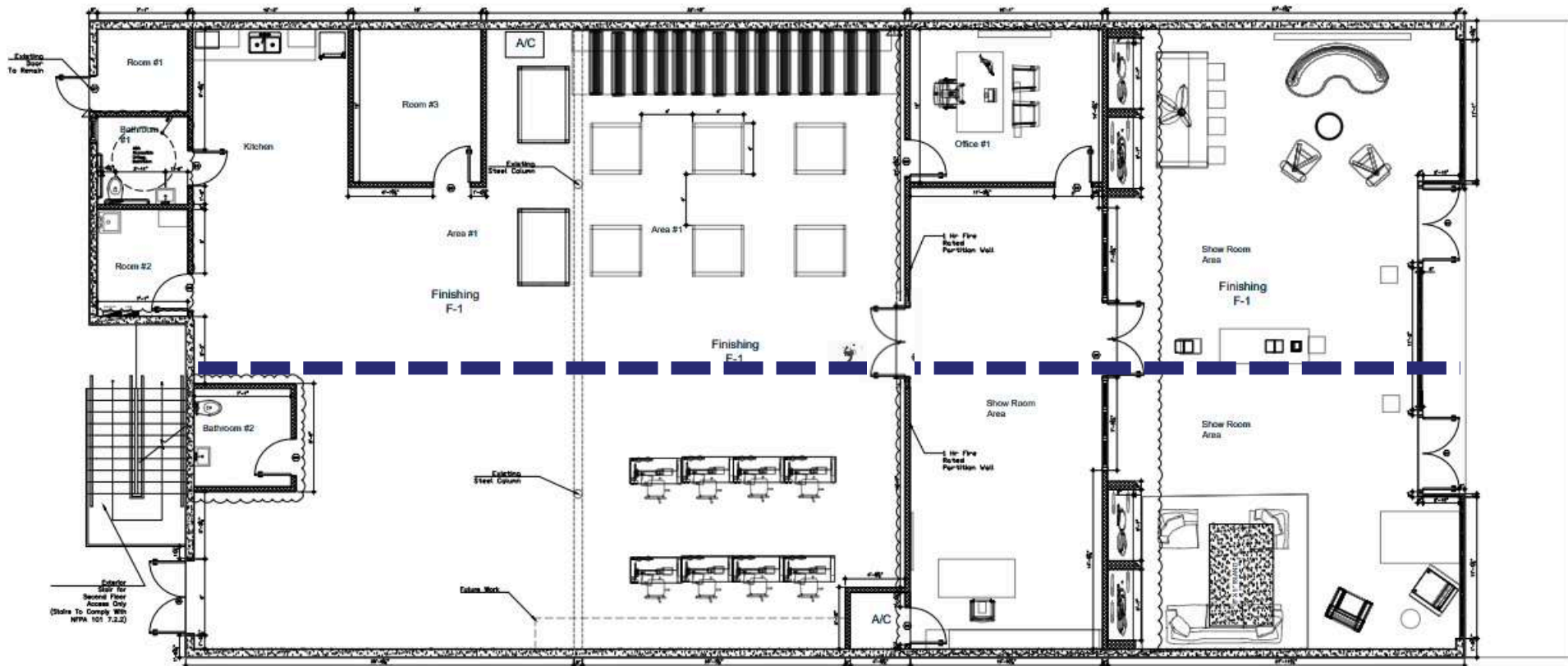
777 NE 125 ST MIAMI FL 33161

Total GLA	6,857 SF
First Floor Area:	5,085 SF
Second Floor Area:	1,773 SF
Year Built/Renovated	1952/2024
Current Use:	Furniture Store, Art Gallery, Showroom
Purchase Price:	\$3,500,000



PROPERTY SUMMARY - FIRST FLOOR

- **Ground Level:** GLA 5,084 SF
 - Space can be subdivided into two (2) 2,500 SF bays
 - Separately metered (electrical)
 - 2 ADA Bathrooms on Ground Level

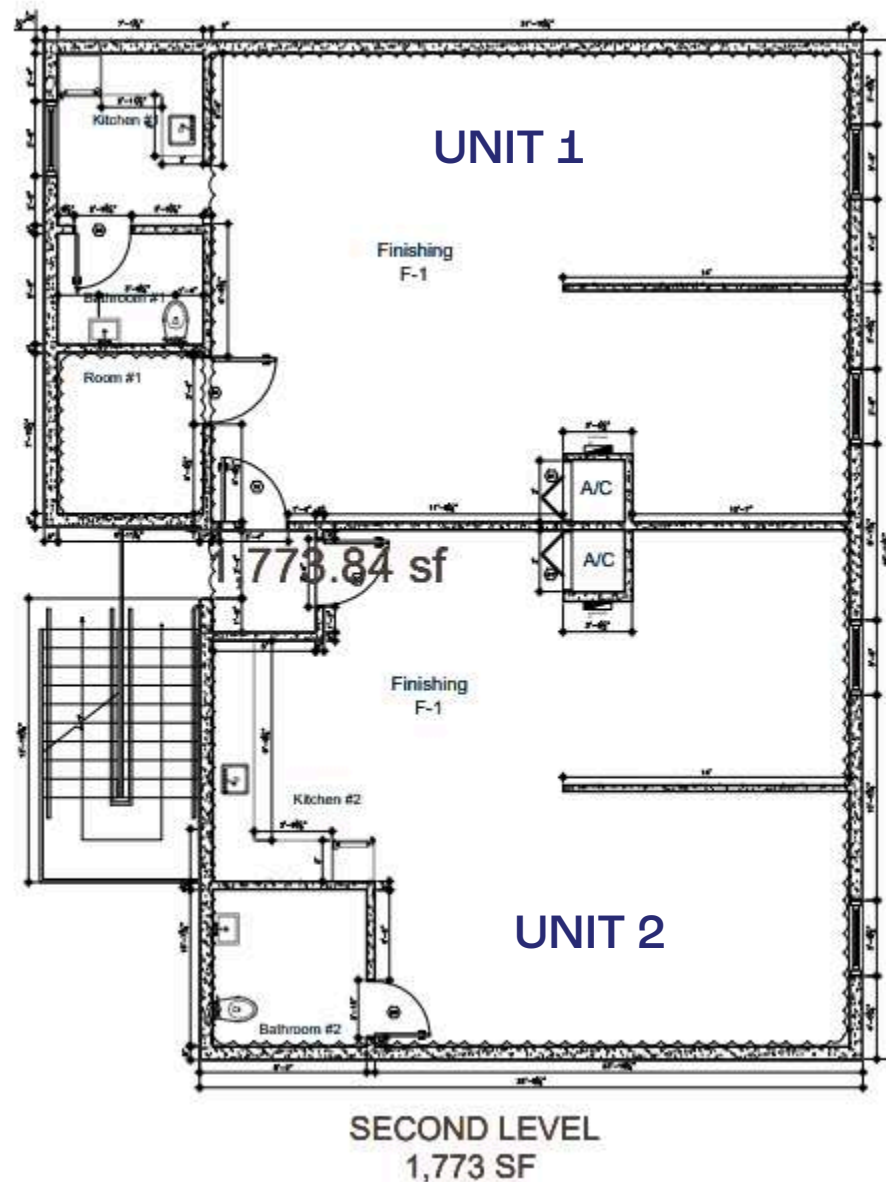


FIRST LEVEL
5,085 SF

INTERIOR PHOTOS - RETAIL



PROPERTY SUMMARY - SECOND FLOOR

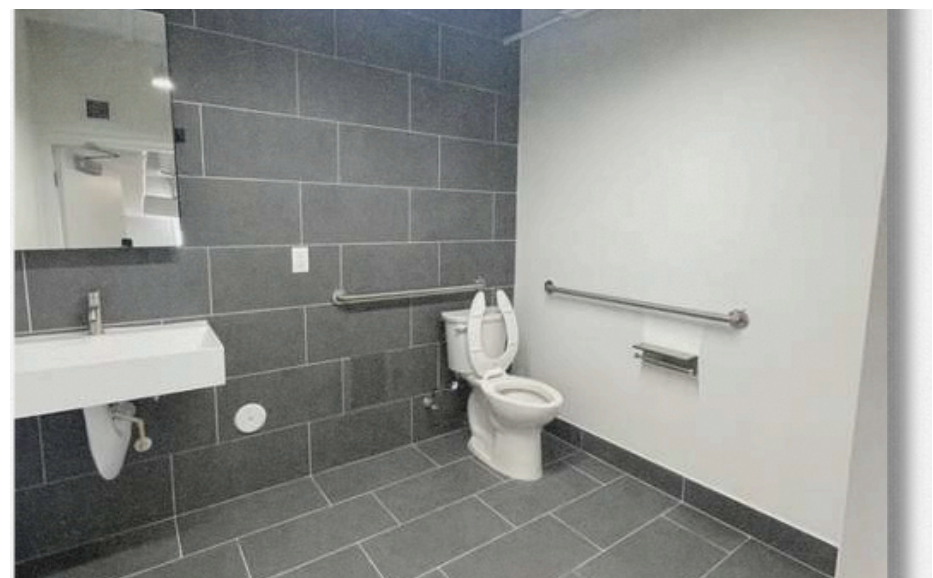


Second Floor: 1,773 SF

Unit 1 - 1 bedroom / 1 bathroom

Unit 2 - 1 bedroom / 1 bathroom

INTERIOR PHOTOS-LIVE/WORK



CORRIDOR HIGHLIGHT



Known as "Furniture Row," NE 125th Street features a concentration of furniture and home goods stores, showcasing a variety of styles and price points that make it a popular destination for residents and interior designers.

This blend of local businesses, art galleries, and cultural landmarks reflects the dynamic spirit of North Miami, establishing the street as a central hub that embodies the essence of this thriving area.

DEVELOPMENT MAP

The Garden Residences

Proposal of a 3.7-acre residential multi-family apartment complex to consist of 369 units: 16 studios, 139 One Bedrooms, 186 two bedrooms, and 28 three bedrooms. The project is also to include a percentage of affordable housing options for the community through City of North Miami's Community Redevelopment Agency (CRA) Department.

1175 NE 125th St - Proposed

- Proposed for 17-story mixed-use project with 348 high-rise residential units and a 42,602 SF supermarket
- Unit mix: 9 studios, 121 1bd, 165 2bd and 53 3bd
- 636 total parking spaces; 464 for residential (1.33 per unit) and 172 for commercial
- 10 EV chargers with an additional 28 EV ready and 37 EV-capable

Residences at Griffing Park

Include a Lobby, Living and work units, a neighborhood Pedestrian Promenade on NE 125th Street, and 445 square feet of retail and services space located in the front of the building. Project also includes a 1 level Garage with [38] parking spaces, to serve the Mixed-Use Development.

Oleta

This 5.5-acre mixed-residential development will provide homes to 832 residences and a variety of attractive commercial spaces for the neighborhood. The phase development will contain four residential towers (two 20 & 8 story buildings) housing 832 units with nearly 20,000 square feet of commercial and restaurant space.

Solo Miami

6-story, 67-unit, luxury condominium multi-family residential project. The project is located at 840 NE 130th Street at the corner of NE 8th Avenue and NE 130th Street. The project features 1 to 2 luxury condominium units, sustainable green building design, transit oriented development components, a swimming pool and landscaped open space.

NoMi Square & KIPP NoMi Campus

The proposed 7-story mixed-use development will provide 338 dwelling units, 4 live-work units, and a linear public park. Recently approved three-story, 119,700 square feet of gross floor area public charter school (K-12) for 1,456 students and 100 staff members with accessory recreational uses and a community garden; a three-story 24-unit residential apartment building totaling 11,100 square feet of gross floor area; retail/commercial/office space totaling 2,400 square feet of gross



floor area; and associated infrastructure improvements.

Allure of North Miami

2-acre residential multi-family apartment complex to consist of 360 units: 30 studios, 187 one Bedrooms, 132 two bedrooms, and 11 three bedrooms.

Aliro Luxury Apartments

1,389 Residential Units on the Aliro Property. Building includes attached 819 stall structured parking garage. Proposal also includes a 22,000 SF Amenity Center with an attached 260 stall

structured parking garage. 2-Story Fitness Center, 2 Swimming Pools, Tennis Court, Dog Park, Mini Market, Private Storages.

950 NE 124 Street North Miami, FL

The proposed project is a Mixed-Use development featuring 7-Story, 175 Unit, Senior Living residential apartment building with 70 bed Adult Living Facility (ALF).

CONTEXT MAP




EXTERIOR PHOTOS




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