



APEX
CAPITAL REALTY

**FOR
SALE**

INDUSTRIAL WAREHOUSE



1811 NW 29TH ST
OAKLAND PARK, FL 33311

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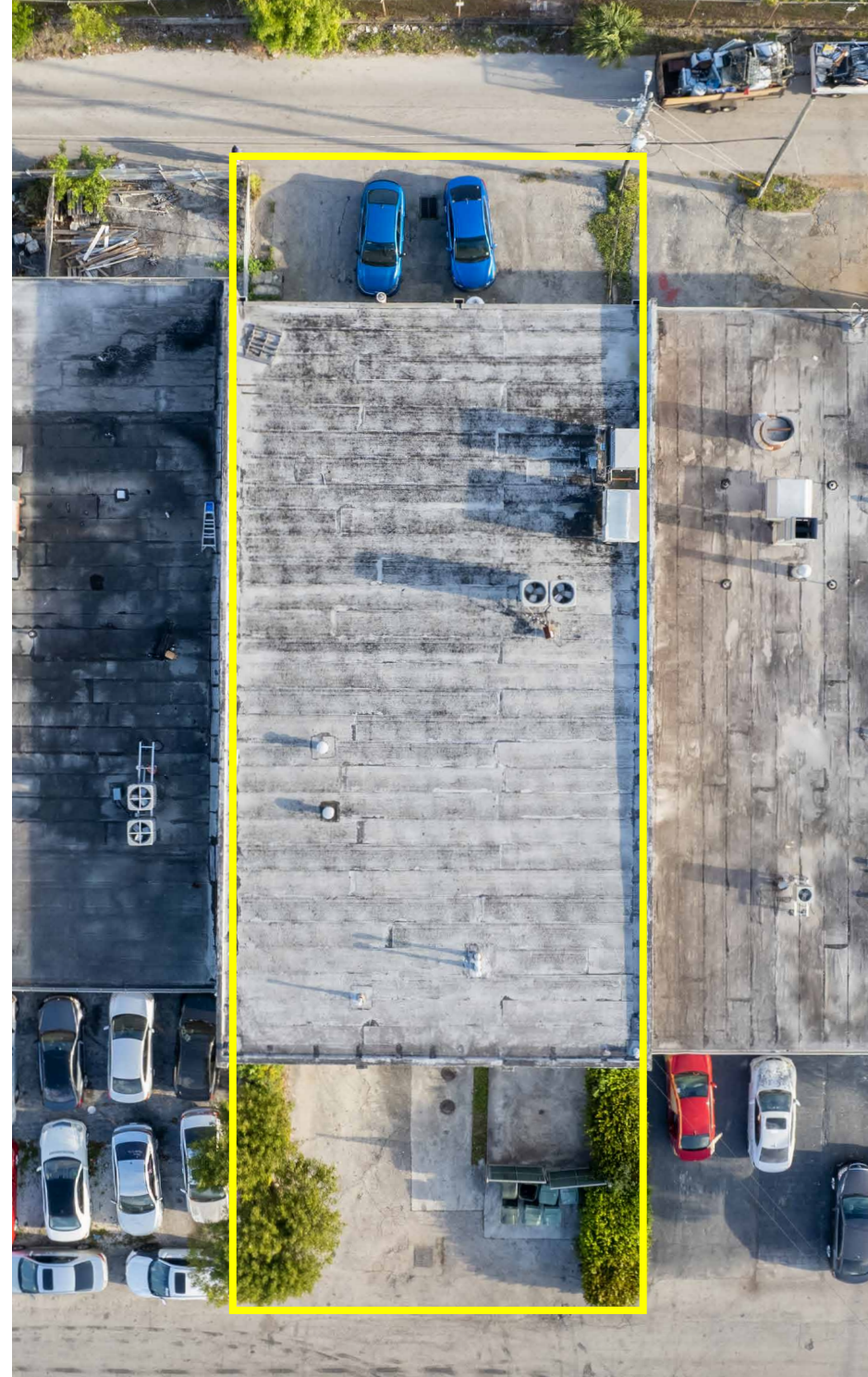
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OFFERING SUMMARY

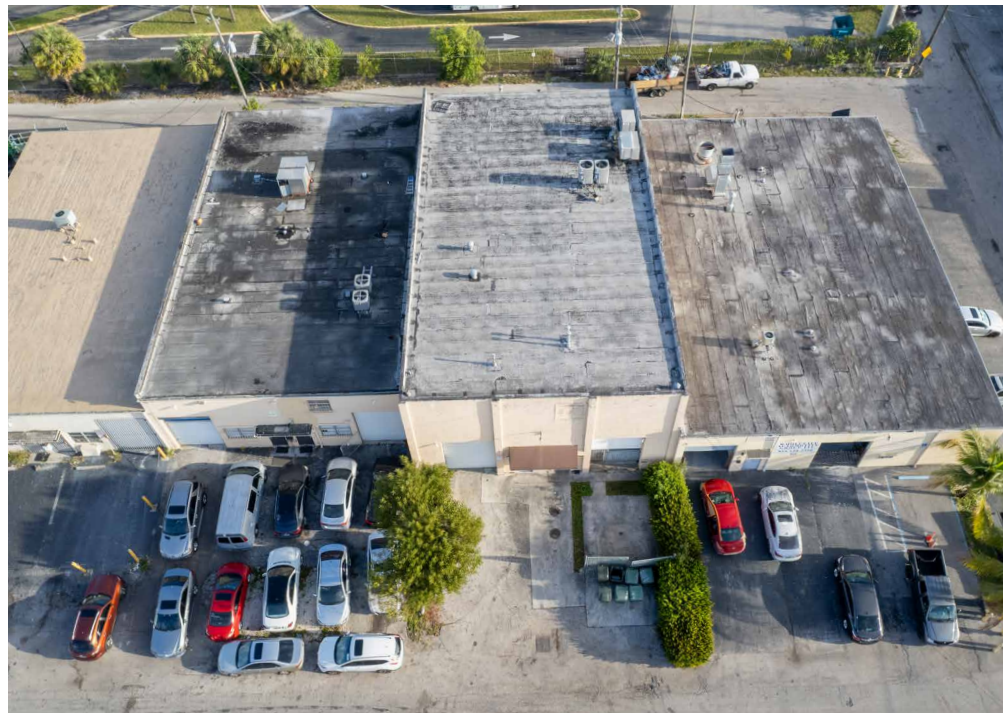
Apex Capital is pleased to offer the opportunity to acquire a single-tenant Industrial Warehouse, operating as a Commercial Kitchen in Oakland Park. 1811 NW 29th Street is located less than a mile from I-95, the property provides easy access to all major roads and highways including Turnpike (I-75), Sunrise Blvd, Oakland Park Blvd and more.

Location is ideal for many business types, with Dade and Broward County just minutes away. Currently owner occupied, the seller has been operating a commercial kitchen on the property for the past 30 years. The seller is open to a leaseback for 1-2 years, but the property can be delivered vacant upon Closing as well. The commercial kitchen equipment can be negotiated for purchase with the property as well.

CEILING HEIGHT	22 FT
NUMBER OF DOOR BAYS	4
MEZZANINE SF	900 SF
BUILDING SQ FT	5,311 SF
LOT SIZE	6,503 SF
POWER TYPE	3 PHASE
PARKING	PRIVATE
ALLOWABLE USES	Wholesale And Warehouse Uses, Light Manufacturing And Assembly, Bakeries, Cabinetmaking And Carpenter Shops, Sheet Metal Sops, Storage Building For Household Goods.
MAX HEIGHT:	150 FT
ASKING PRICE:	\$1,299,000



EXTERIOR PHOTOS



LOCATION MAP



W OAKLAND PARK BLVD

W OAKLAND PARK BLVD



Subject Site

Somerset Academy Village



MIDDLE RIVER



(Outside of map)



PROFORMA & EXPENSES

MOD Gross Warehouse - 5,311 SF				
	\$17	\$18	\$19	\$20
Modified Gross SF Price				
Monthly Income	\$7,524	\$7,967	\$8,409	\$8,852
Annual Income	\$90,287	\$95,598	\$100,909	\$106,220

Summary				
Potential Gross Income	\$90,287	\$95,598	\$100,909	\$106,220
Effective Gross Income	\$90,287	\$95,598	\$100,909	\$106,220
Operating Expenses	-\$36,594	-\$36,594	-\$36,594	-\$36,594
Reimbursed Expenses	\$0	\$0	\$0	\$0
Net Operating Income	\$53,693	\$59,004	\$64,315	\$69,626

CAP % Rate				
5%	\$1,073,866	\$1,180,086	\$1,286,306	\$1,392,526
6%	\$894,888	\$983,405	\$1,071,922	\$1,160,438
7%	\$767,047	\$842,918	\$918,790	\$994,661

	Total Expenses
Re-assessed Property Taxes:	\$22,732
Insurance (\$1.25 PSF):	\$6,639
Reserves & Maintenance (4% of gross income)	\$3,611
CAM & Other Expenses (4% of gross income)	\$3,611
Total Expenses (Warehouse):	\$36,594



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