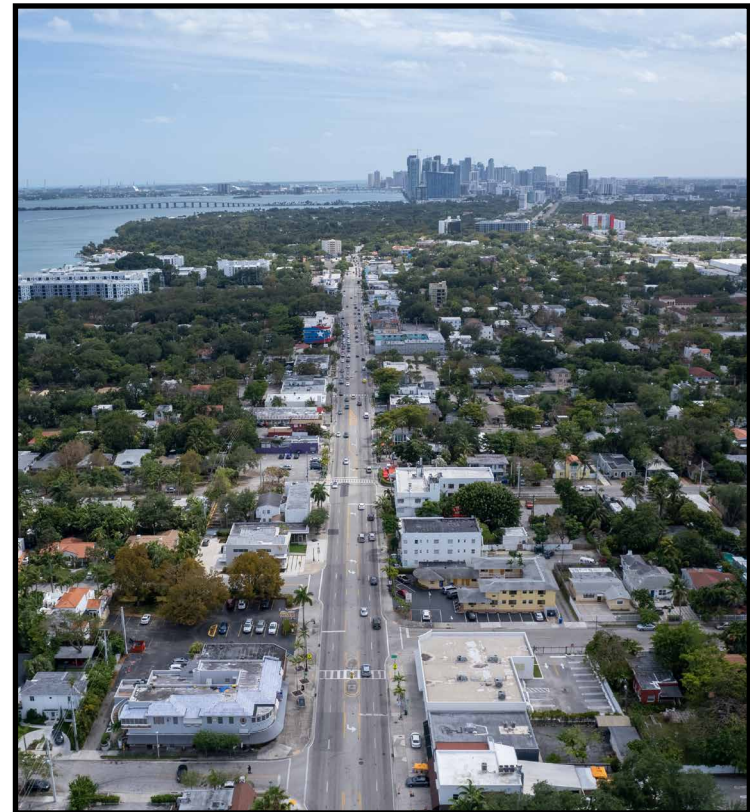
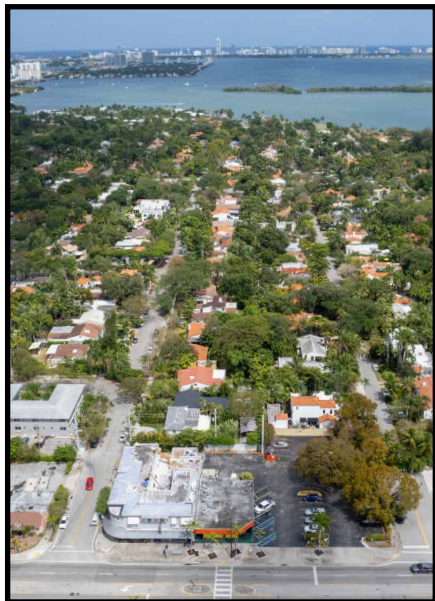




RETAIL/RESTAURANT (MIMO) - FOR SALE

7201 BISCAYNE
MIAMI, FL 33138



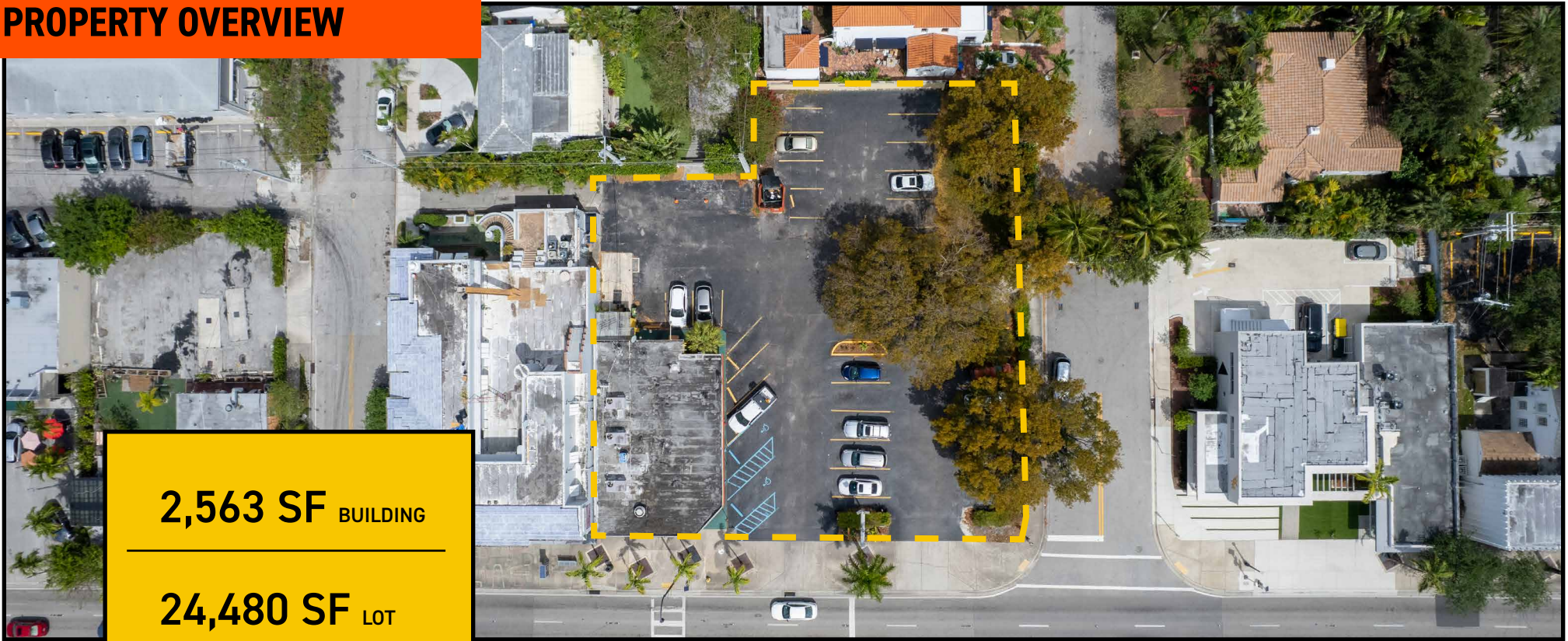
ALEXANDROS K. TSOUFAS
SENIOR COMMERCIAL ADVISOR
305 972 7217
ALEX@APEXCAPITALREALTY.COM

JULIETTE GRUENER
COMMERCIAL ADVISOR
305 905 1420
JULIETTE@APEXCAPITALREALTY.COM



561 NE 79 ST, SUITE 420
MIAMI FL 33138
WWW.APEXCAPITALREALTY.COM

PROPERTY OVERVIEW



2,563 SF BUILDING

24,480 SF LOT

FEATURES

- Grease trap
- Wine & beer license
- Prime signage on Biscayne Blvd
- Ample parking

Building Size:	2,563 SF
Lot Size:	24,480 SF
Parking:	35 Spaces
Zoning:	T5-0 (approx 80% of property)/T3-L
Max Buildable SF:	55,967
Allowed Units:	36 Residential /72 Hotel
Allowed Uses:	Retail, Restaurant , Office, Multi-Family, Hotel, etc.
Frontage On Biscayne:	160 FT
Asking Price:	\$4,950,000

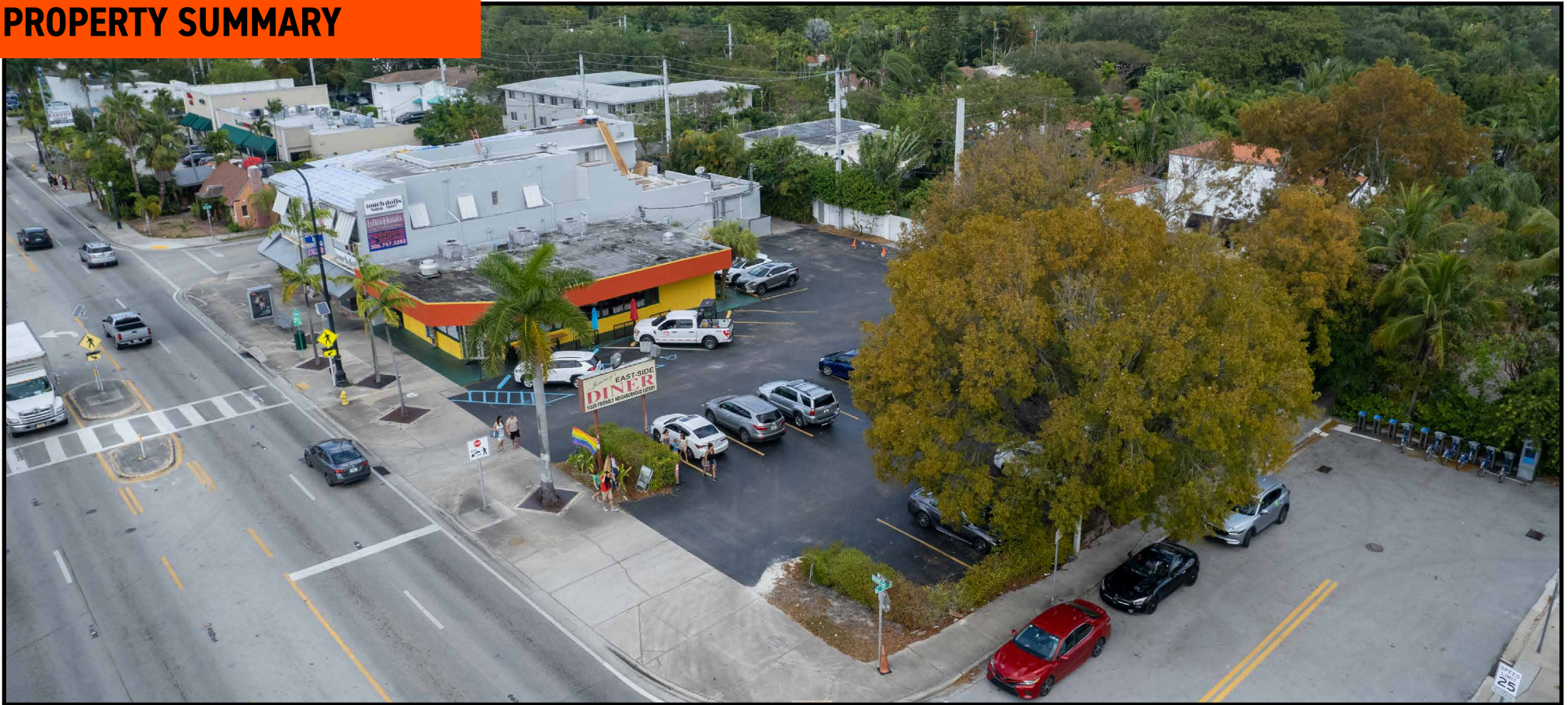


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PROPERTY SUMMARY



Landmark property in the MIMO District on Biscayne Boulevard - Miami's main corridor. This makes the property an ideal fit for a restaurant user or national tenant. The property has ample parking, a rare feature on Biscayne.

It also holds a wine & beer license. The property has a non-contributing status and can be demolished and redeveloped. The maximum buildable square footage with the 35 ft historical height limit is 55,967 SF. TDR is available. The FDOT reports a daily traffic count of 34,000 cars - providing excellent signage opportunity.



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MIMO HISTORY

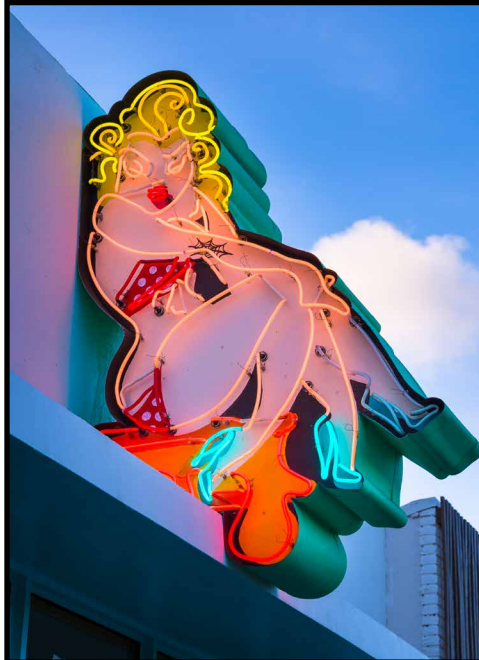


Jimmy's Diner was featured in the Oscar winning film for Best Picture, Moonlight.



The Miami Modern District (MIMO) is an eclectic neighborhood known for its iconic motels that have been repurposed into trendy hot spots. It is also home to some local favorite restaurants, bars, and coffee shops.

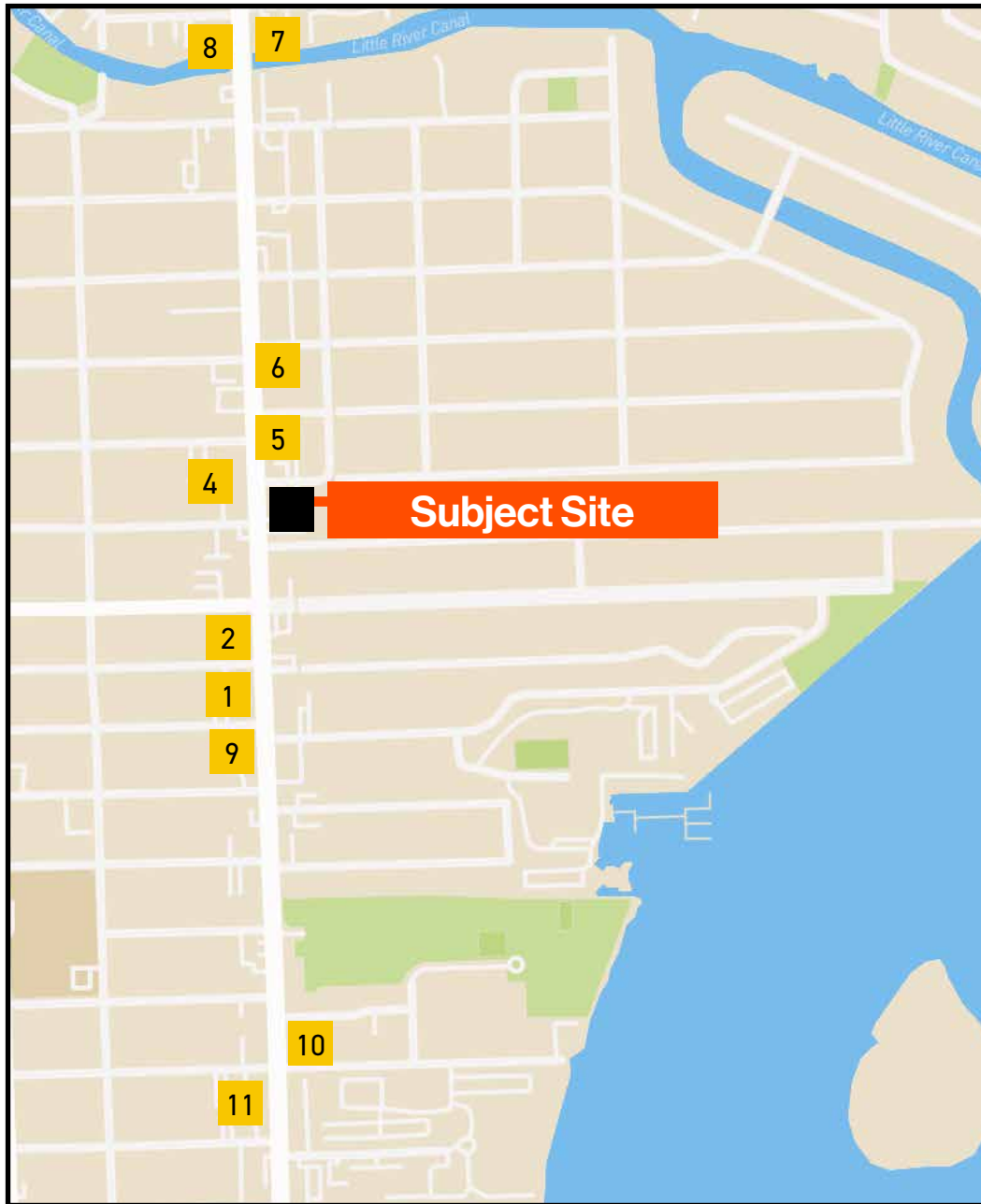
Neighboring the MIMO district is Morningside, a highly sought-after Miami neighborhood for existing and incoming residents.



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NEARBY RETAILERS



1. EL BAGEL

2. DOGMA

2. KARMA CAR WASH

3. PHUC TEA

4. *moshi moshi*[®]

5. *Doggi's*

6. MR. MANDOLIN

6. **VAGABOND**

7. TIGRE

8. CAFE KUSH

8. SELENA GOLD DUST

9. **CHASE** 

10. PANTHER COFFEE

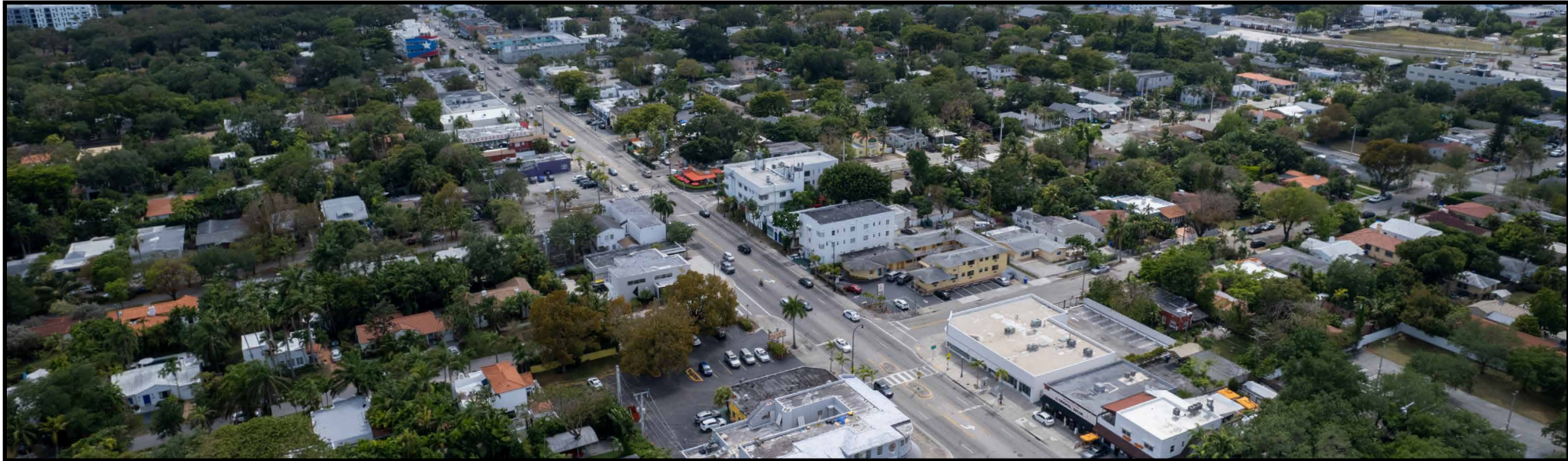
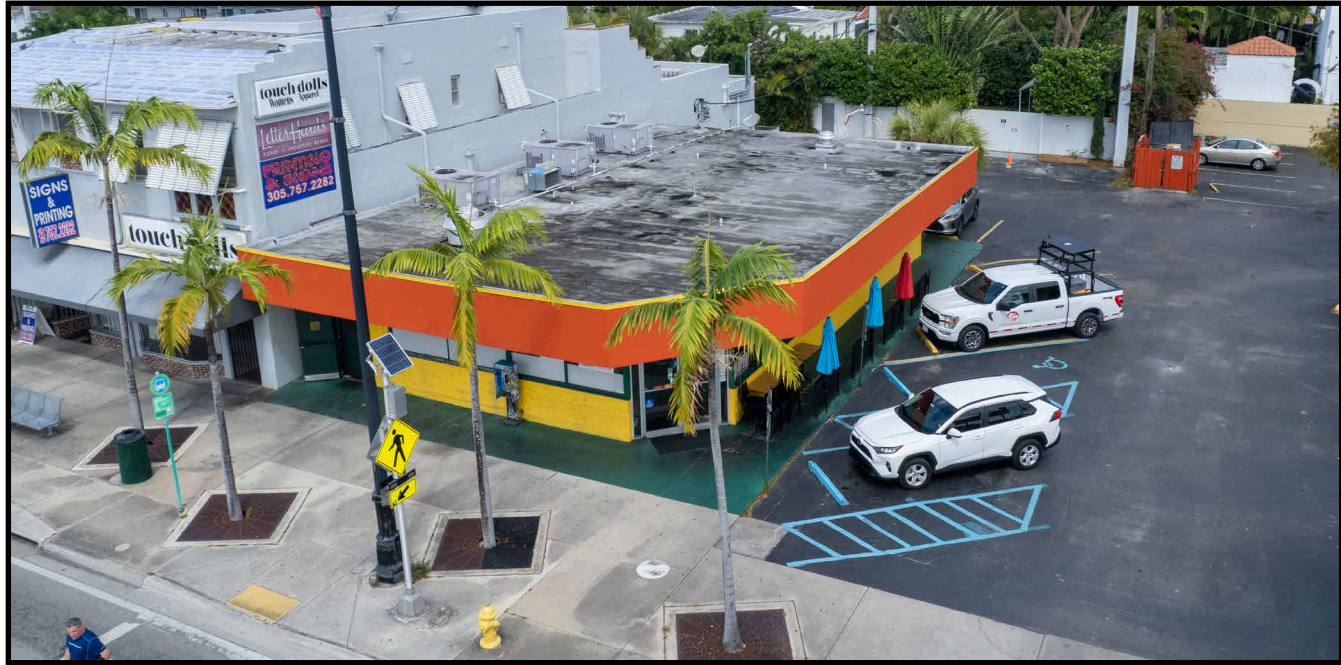
10. 'O Munaciello

11. **STARBUCKS**



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