

3121 MUNDY ST
MIAMI, FL 33130





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.

ADVISOR

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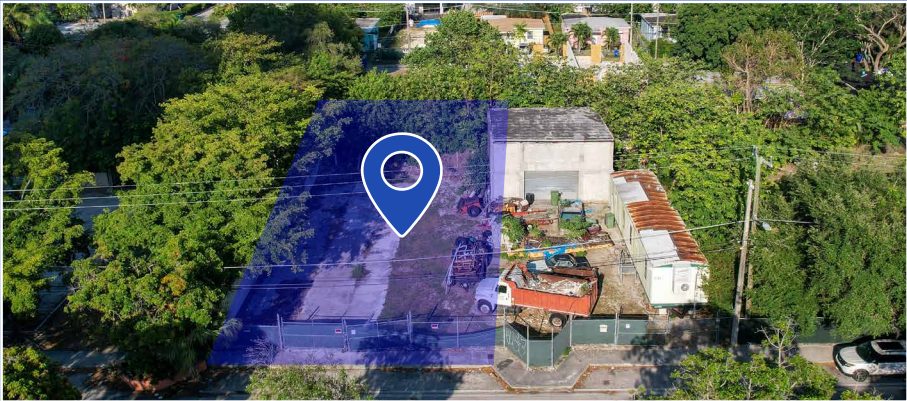
Miami FL 33138

www.apexcapitalrealty.com

FOR SALE

APEX Capital Realty is proud to present a development site near Coral Gables. The property is best suited for a local developer/ investor or family looking to build a Single-Family home or duplex to either rent or occupy. The site is located near a vibrant retail and mass transit corridor.

The area features a variety of recognized retailers and is steps away from the Shops at Merrick Park. The site is also within walking distance to Douglas Road Metrorail Station, which provides a 21 min train-ride to Downtown Miami. 3121 Mundy St is a prime property for any investor/developer looking to expand their footprint near the hot Coral Gables market.



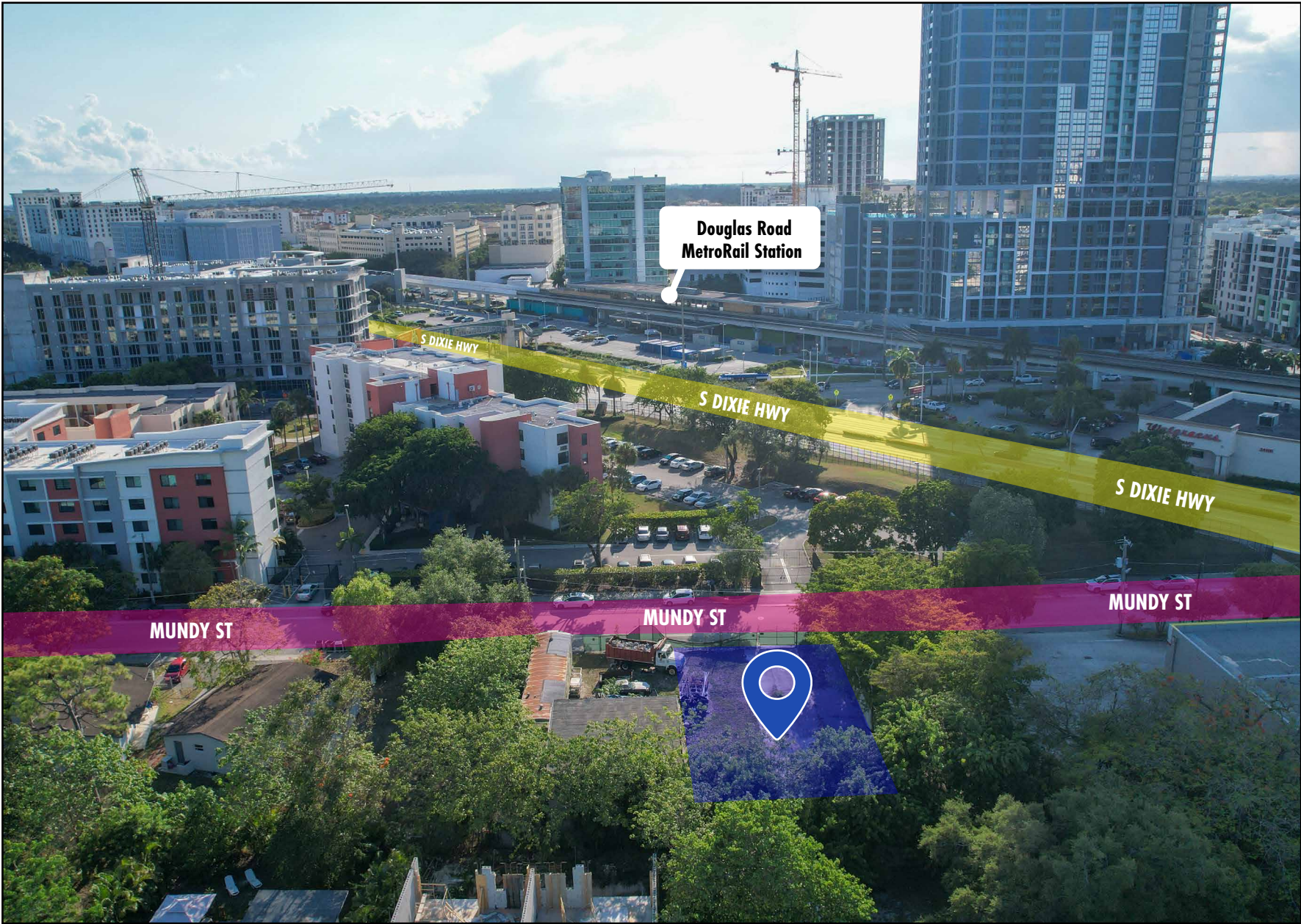
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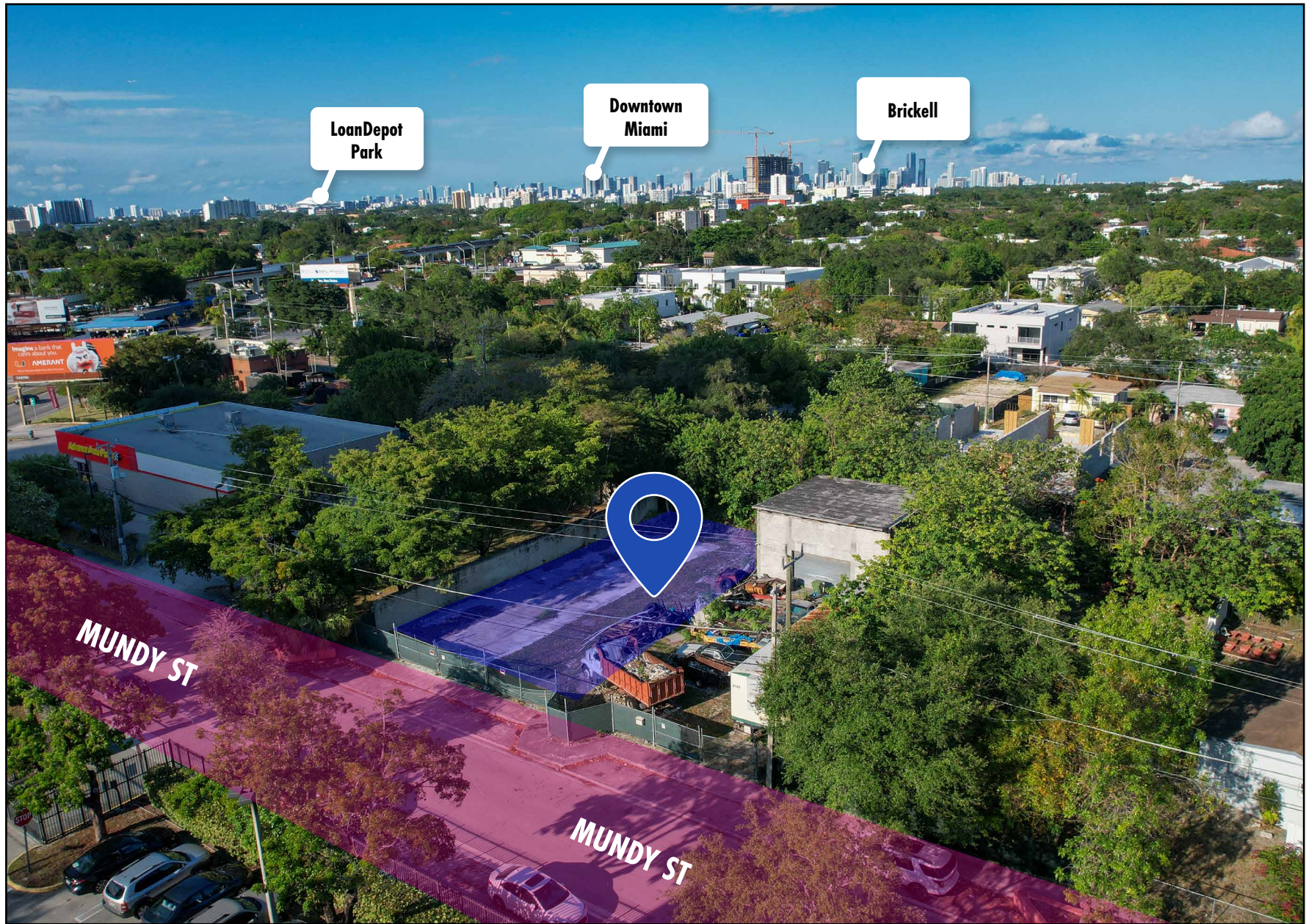
Buildable SF:	8,560 SF
Lot Square SF	5,350 (0.23 acres)
Building To Lot Ratio:	80%
Zoning:	T3-O
Max Height:	25 FT
Max Density:	2 Units
Asking Price:	\$585,000 (\$109 / SF)

ALLOWABLE USES	Duplex, Townhouse, Single Family w/ Ancillary Unit
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EAST VIEW

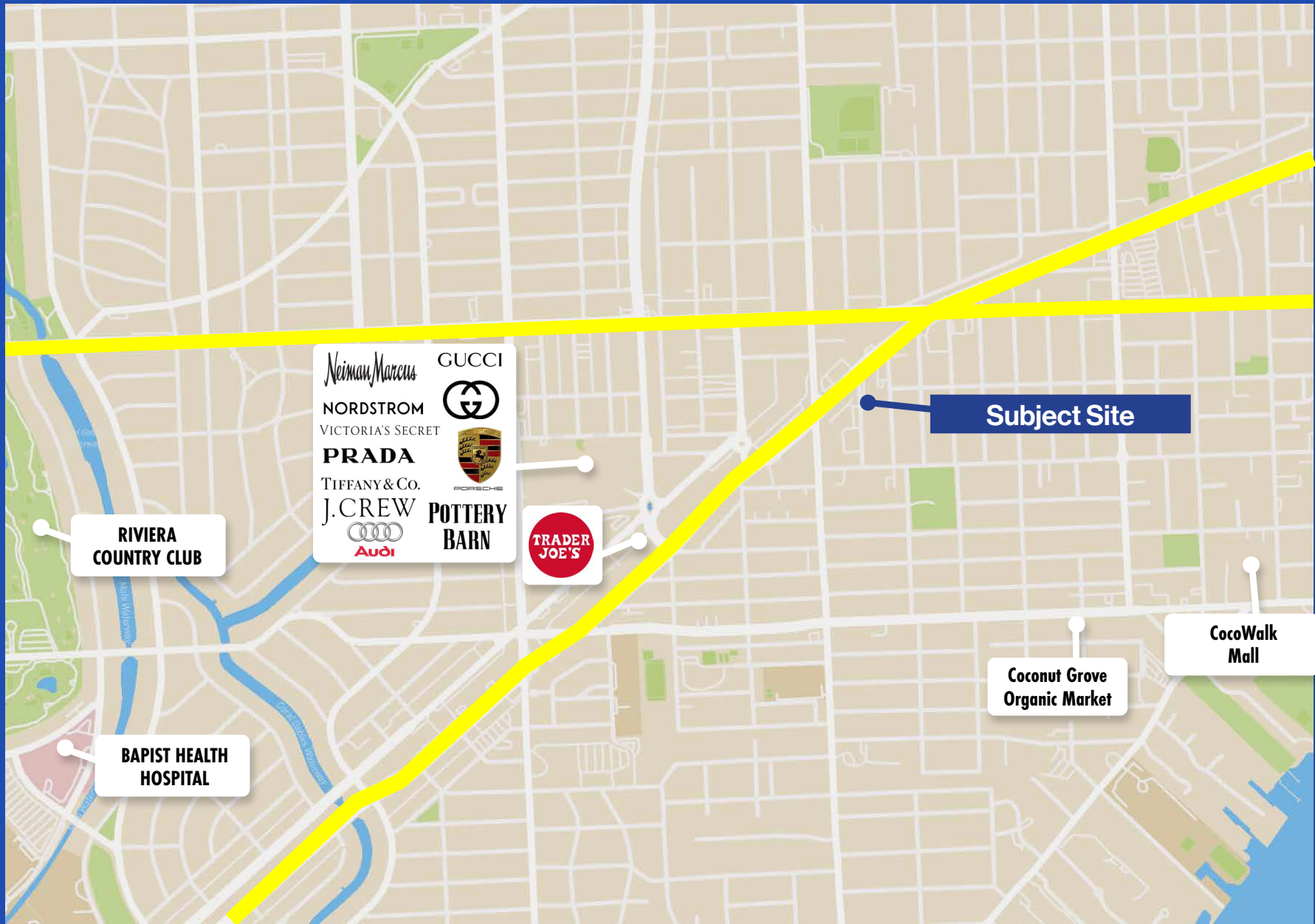




LOCATION DESCRIPTION



Located in between two bustling commercial centers and sitting on a quiet street, this property features exceptional connectivity to Downtown Miami and Coral Gables. High-end shopping mall, CocoWalk, is only a 4 min drive from the property. The site is also a 2 min drive away from well-known retailers such as Trader Joe's and Nordstrom. The property is uniquely situated between Coral Gables and Coconut Grove. Making it perfect for those who want the benefits of a good location, without paying the property taxes of municipalities like Coral Gables or Coconut Grove. The site is a gateway to Coconut Grove and Coral Gables while being near one of the main arteries to the city of Miami.





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