



FREESTANDING CENTRALLY LOCATED OFFICE BUILDING

**4200 NW 7 AVE
MIAMI, FL 33127**





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

ALEXANDROS K. TSOULFAS

Senior Commercial Advisor

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FOR SALE

Apex Capital Realty is pleased to present a fully built out and renovated office building 5 minutes from the Miami Design District and Wynwood.

The building is ideal for an owner user, and offers a buyer the opportunity to own and operate in the heart of the Miami Urban-Core at the fraction of the price of nearby office properties.

It can also be purchased by an investor and rented out for quick cash flow.

The freestanding building is immediately ready to operate with 6 individual offices, a conference room, reception desk, security system and impact glass windows. There is a gated outdoor area which can be used as a gathering space or as parking.

There is an abundance of free parking in front of and around the building.

T5-0 zoning also allows for residential or retail uses.

4200 NW 7 AVE, MIAMI, FL, 33127

Building Size:	1,512 SF
Lot Size:	2,816 SF
Zoning:	T5-0
Max Height:	4 stories
Max Density:	4 units
Parking:	8+ Spaces
Allowed Uses:	Office, Retail, Residential
Asking Price:	\$549,000

HIGHLIGHTS

- Private Fenced Parking and Street parking
- Fully Air Conditioned
- Impact Windows

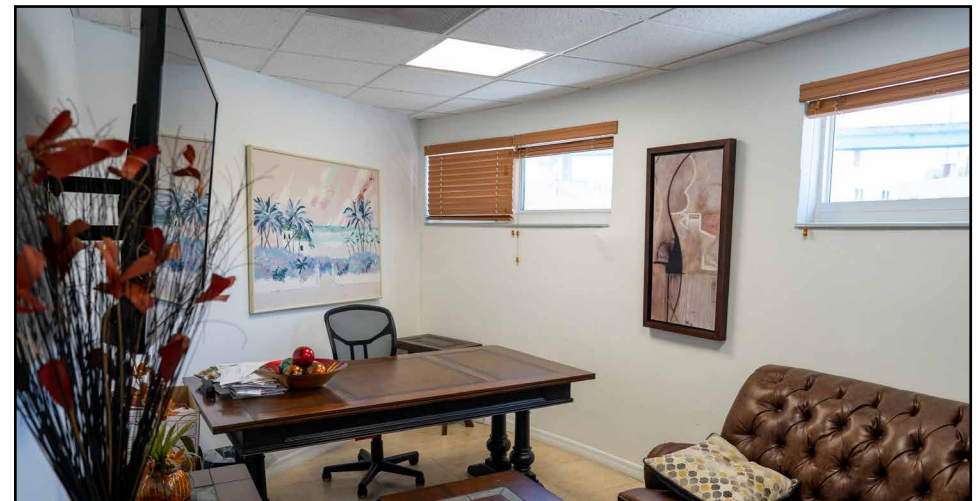
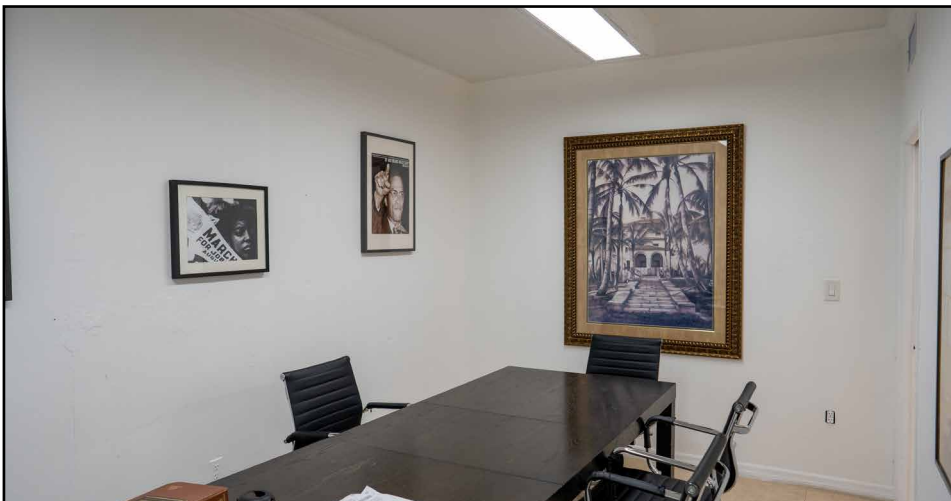
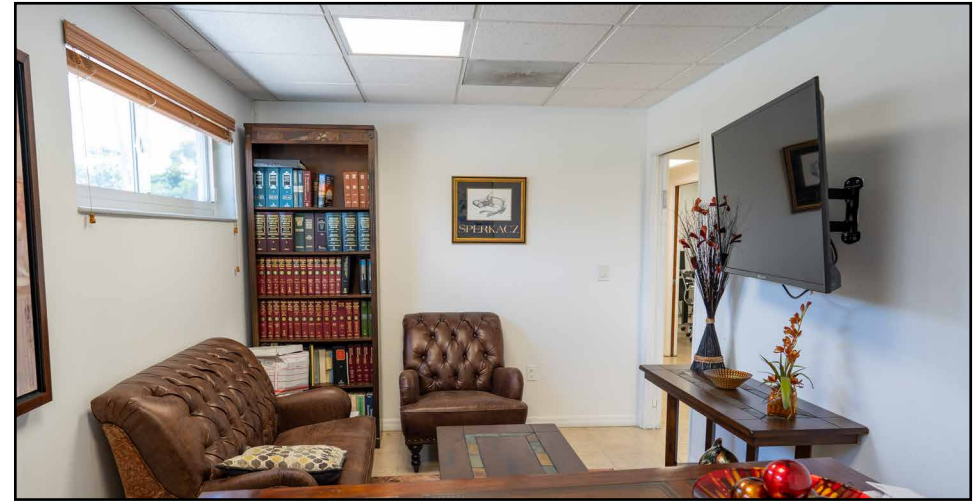
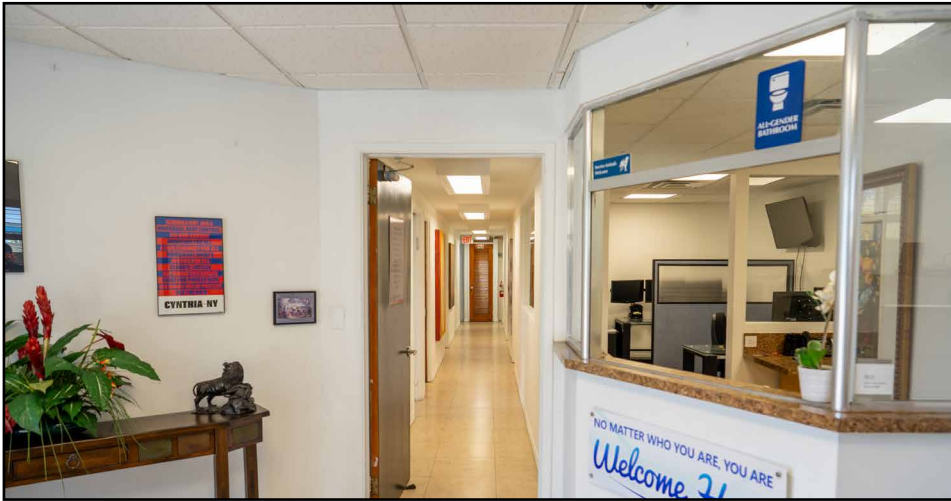
SALE COMPARABLES

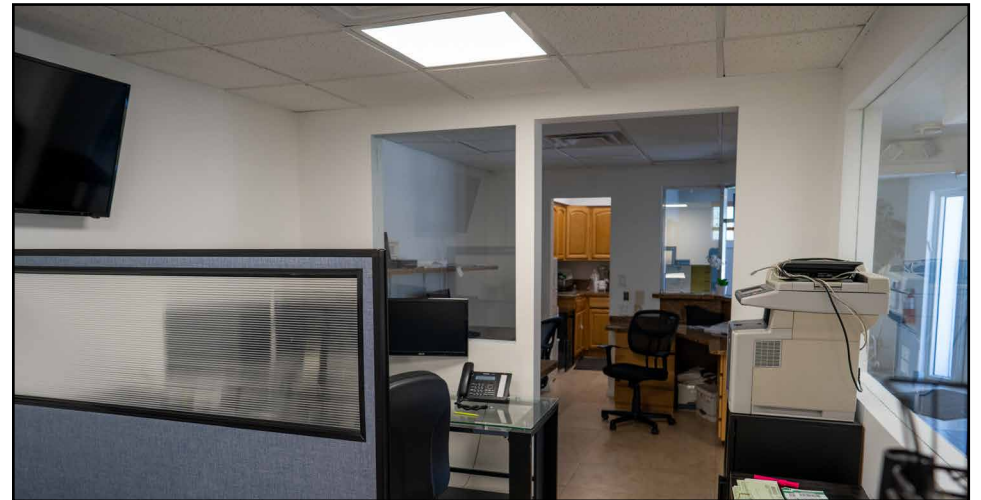
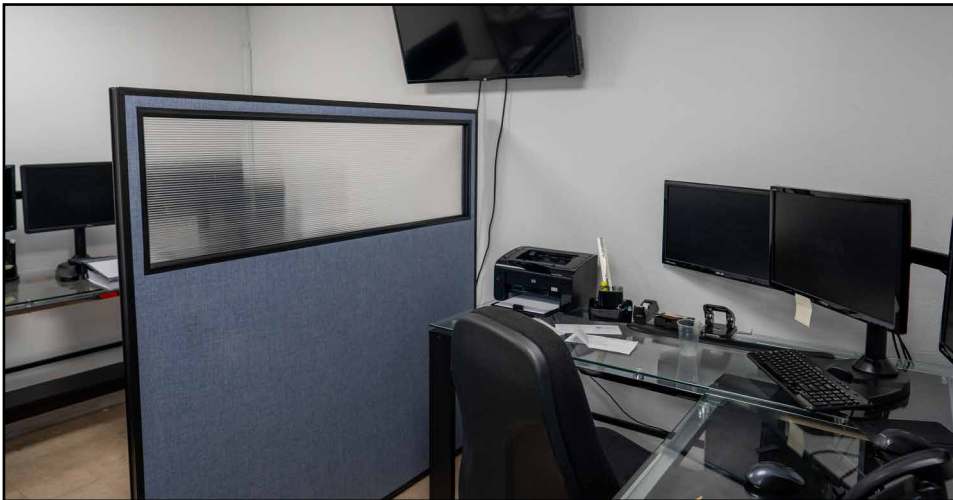
Property Address	Property Type	Sale Date	Land SF	Price Per SF (Land)	Bldg SF	Price Per SF (Bldg)	Sale Price	Zoning
4340 NW 7 Ave	Retail	2/16/22	2,980	\$169	1,171	\$431	\$505,000	T5-O
2900 NW 7 Ave	Retail	9/9/21	10,000	\$170	4,243	\$401	\$1,700,000	T4-O
4940 NW 7 Ave	Retail	12/17/21	4,750	\$151	1,200	\$596	\$715,000	T5-O
TOTALS:			17,730		6,614		\$2,920,000	
WEIGHTED AVERAGE:				\$165		\$441		

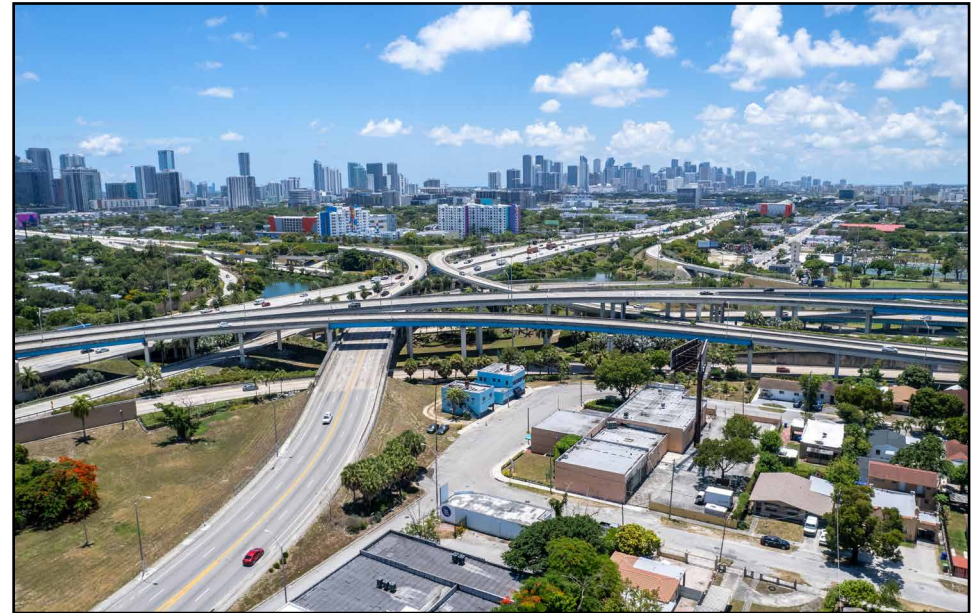
ESTIMATION OF SUBJECT SITE VALUE

Criteria		"Estimated Site Value"
Based on price per square foot of building	\$441	\$667,529
Based on price per square foot of land	\$165	\$465,257
AVERAGE / COMPREHENSIVE VALUE ESTIMATE:		\$566,393

Features: 6 Individual Offices, Reception Area, Security System, Impact Glass Windows, Back yard.





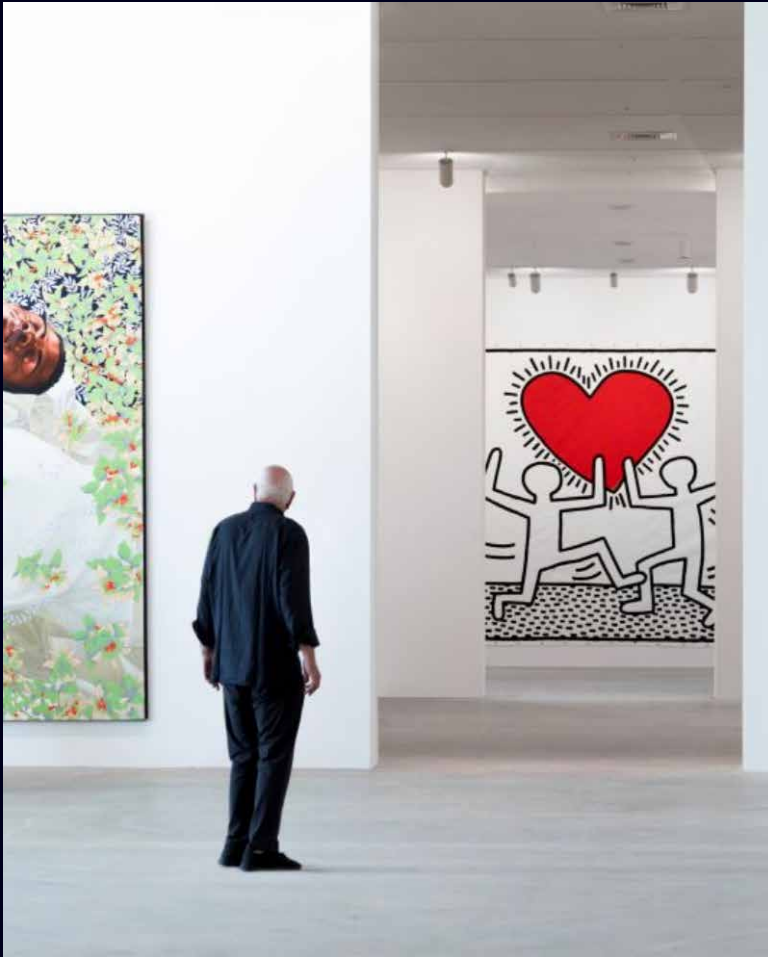


BIRD'S EYE VIEW





LOCATION DESCRIPTION



Allapattah is an emerging neighborhood for creative uses seeing a similar trajectory to Wynwood years prior. Buena Vista is a newly sought after mostly residential neighborhood with popular new retail and restaurants popping up as of late.

4200 NW 7 Ave rests at the border between the two but also offers quick access to the other popular neighborhoods of the urban core as well as the highway.

LOCATION MAP





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