



**APEX**  
CAPITAL REALTY

**R&B**

**FOR SALE**

PRIME EDGEWATER COVERED LAND

**2650 BISCAYNE**  
MIAMI, FL 33137





# ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists who possess a unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. 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 ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



## ADVISORS

### ADRIANO SALUCCI

Commercial Advisor

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### MIGUEL PINTO

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# OFFERING SUMMARY

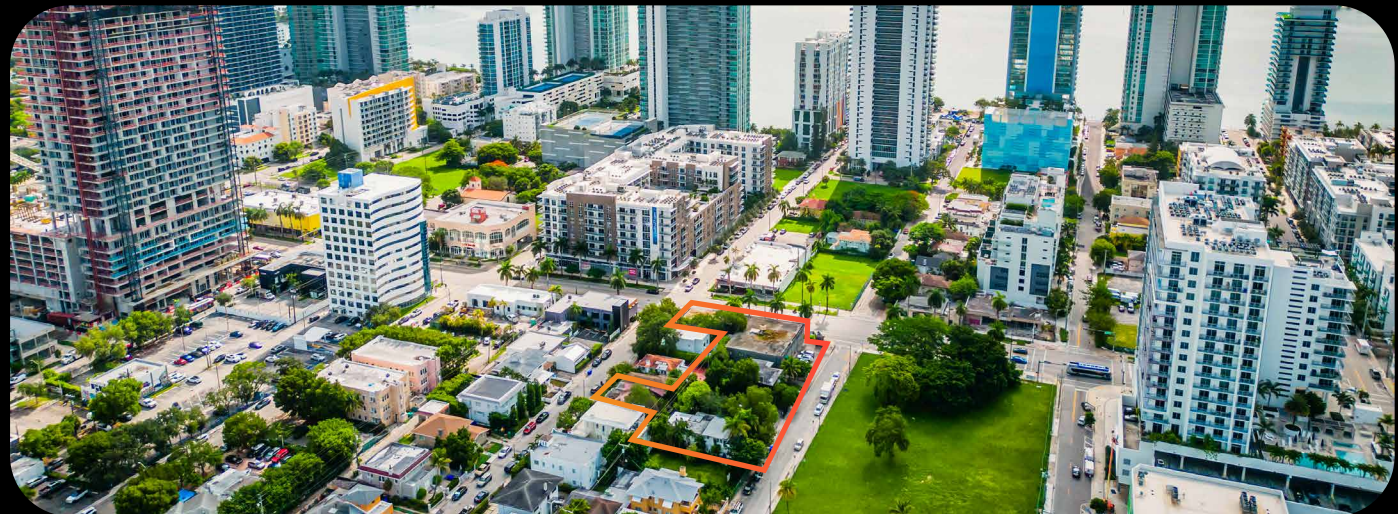
## QUALIFIED OPPORTUNITY ZONE

<b>Total Land Area</b>	30,266 SF (0.70 Acres)
<b>Total Building Area</b>	21,798 SF
<b>Zoning</b>	T6-36A-0
<b>Max Height</b>	36 Stories
<b>Max. Density</b>	103 Units or 206 Keys (before bonuses)
<b>Max. Buildable Area</b>	363,192 BSF
<b>Allowable Uses</b>	Multi-Family, Retail, Restaurant, Office, Hotel, Mixed-Use, & Etc.
<b>Asking Price</b>	\$13,495,000

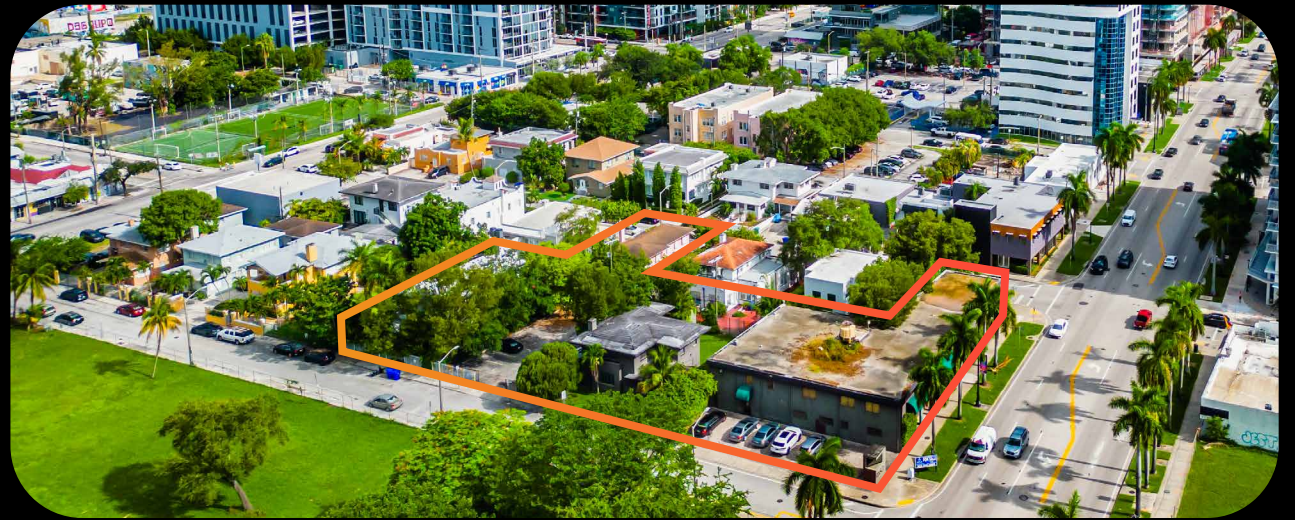
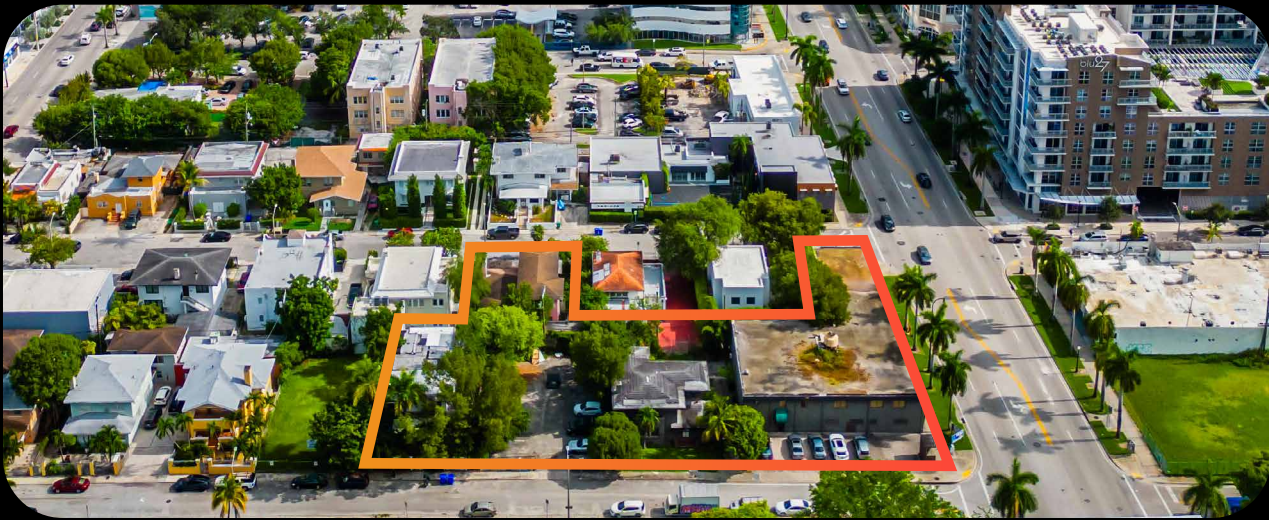
APEX Capital Realty is proud to present a prime covered land assemblage in the core of Edgewater, a neighborhood that is quickly growing into one of Miami's most popular live-work-play destinations due to its extremely central location connecting Downtown, Midtown, Arts + Entertainment, Design District, and Wynwood, coupled with high-density zoning and height allowances that provide residents with sweeping views of Biscayne Bay and the Miami skyline.

Comprised of five (5) previously assembled parcels, the offering contains a total of 0.70 acres and features frontage spanning a full city block along Biscayne Boulevard. The properties offer a developer the flexibility to develop right away or utilize the substantial existing multi-family and office infrastructure to cash-flow in the interim. Most notably, included in the sale is a sizeable fully-operational office building of nearly 14,000 leasable Sq. Ft. which can be adapted for a retail use or immediately leased to an office tenant. Additionally, there are three (3) existing multi-family buildings totaling 8,151 Sq. Ft. of additional leasable area and a paved parking lot.

Located at the eastern-most edge of a Qualified Opportunity Zone (OZ) and zoned T6-36A-0, the assemblage allows a developer to build up to 36 stories and 103 multi-family units, or 206 hotel keys before bonuses.







# PROPERTY PHOTOS



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## ZONING ANALYSIS

<b>Total Land Area</b>	48,066 SF*
<b>Total Building Area</b>	21,798 SF
<b>Zoning</b>	T6-36A-0

### BUILDING DISPOSITION

<b>Min. Lot Area</b>	5,000 SF
<b>Max. Lot Area</b>	40,000 SF
<b>Lot Coverage</b>	80%
<b>Floor Area Ratio</b>	12 / 40% Additional Public Benefit
<b>Frontage At Setback</b>	70%
<b>Min. Open Space</b>	10%
<b>Density</b>	150 DU/Acre



# ZONING ANALYSIS

## BUILDING SETBACK

<b>Minimum Front Setback</b>	10 FT
<b>Minimum Front Setback Above 8th Floor</b>	20 FT
<b>Min. Rear Setback</b>	0 FT
<b>Minimum Rear &amp; Side Setback Above 8th Floor</b>	30 FT
<b>Minimum Side Setback</b>	0 FT

## BUILDING HEIGHT

<b>Max. Height Stories</b>	2
<b>Max. Height Stories</b>	36
<b>Max. Height w/ Bonus Stories</b>	24 Ft

## DEVELOPMENT ANALYSIS AS OF RIGHT ASSUMPTIONS

<b>Lot Area</b>	48,066 SF
<b>Lot Coverage 80%</b>	38,452 SF
<b>Floor Lot Ratio Max. Development Capacity</b>	576,792 SF
<b>Max. Development Capacity w/ Bonuses</b>	807,508 SF
<b>Tower 1 Single Loaded Floor Plate Height</b>	36 Stores
<b>Tower 2 Single Loaded Floor Plate Height</b>	24 Stories
<b>Minimum Open Space 10%</b>	4,806 SF
<b>Density 150 Du/Acre</b>	165



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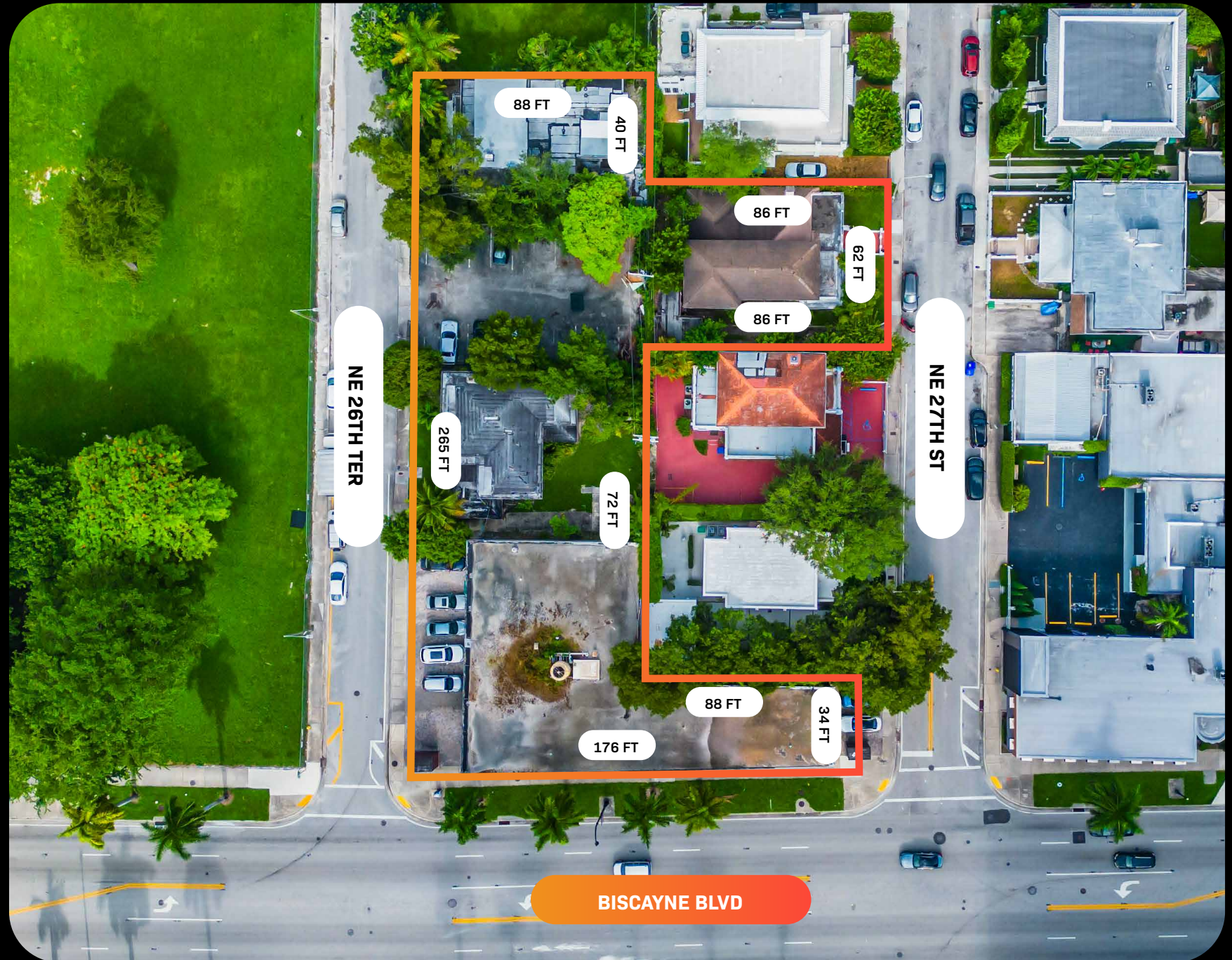
# ASSEMBLAGE BREAKDOWN

No.	Property Address	Lot Size	SF (Building)
1	2650 BISCAYNE BLVD	9,856 SF	13,647 SF
2	265 NE 26 TER	5,340 SF	2,609 SF
3	255 NE 26 TER	5,340 SF	N/A
4	245 NE 26 TER	4,450 SF	2,621 SF
5	250 NE 27 ST	5,280 SF	2,921 SF
<b>Totals</b>		<b>30,266 SF</b>	<b>21,798 SF</b>



# BIRD'S EYE VIEW

Note: Dimensional measurements are approximate.





# SOUTH VIEW

**DOWNTOWN MIAMI**

1.6 MILES AWAY

**ARTS & ENT DISTRICT**

1 MILE AWAY

**Elysee**  
100 Units

**EDGEWATER**

**Aria Reserve**  
766 Units

**Modera Edgewater**  
766 Units

**US1**

**BISCAYNE BLVD**

**FUTURE PROJECT**

(PURCHASED 2022 - \$35MM)



# NORTH VIEW

DESIGN DISTRICT

0.9 MILE AWAY

MIDTOWN MIAMI

0.5 MILE AWAY

Nema Miami

588 Units

AMLI Midtown

719 Units

Midtown 29

309 Units

Blu27

330 Units

BISCAYNE BLVD





# EAST VIEW

MIAMI BEACH

5.7 MILE AWAY

Missoni Baia  
249 Units

EDGEWATER

Blu27  
330 Units

US1

BISCAYNE BLVD

US1

BISCAYNE BLVD

US1





# WEST VIEW

**Society Wynwood**  
289 Units

**WYNWOOD**

0.5 MILE AWAY

**29N**  
523 Units

**Amlı Wynwood**  
316 Units

**51 NW 28TH ST**  
100 Units

**Artem**  
189 Units

**FUTURE PROJECT**  
(PURCHASED 2022 - \$22.3MM)

NE 2ND AVE

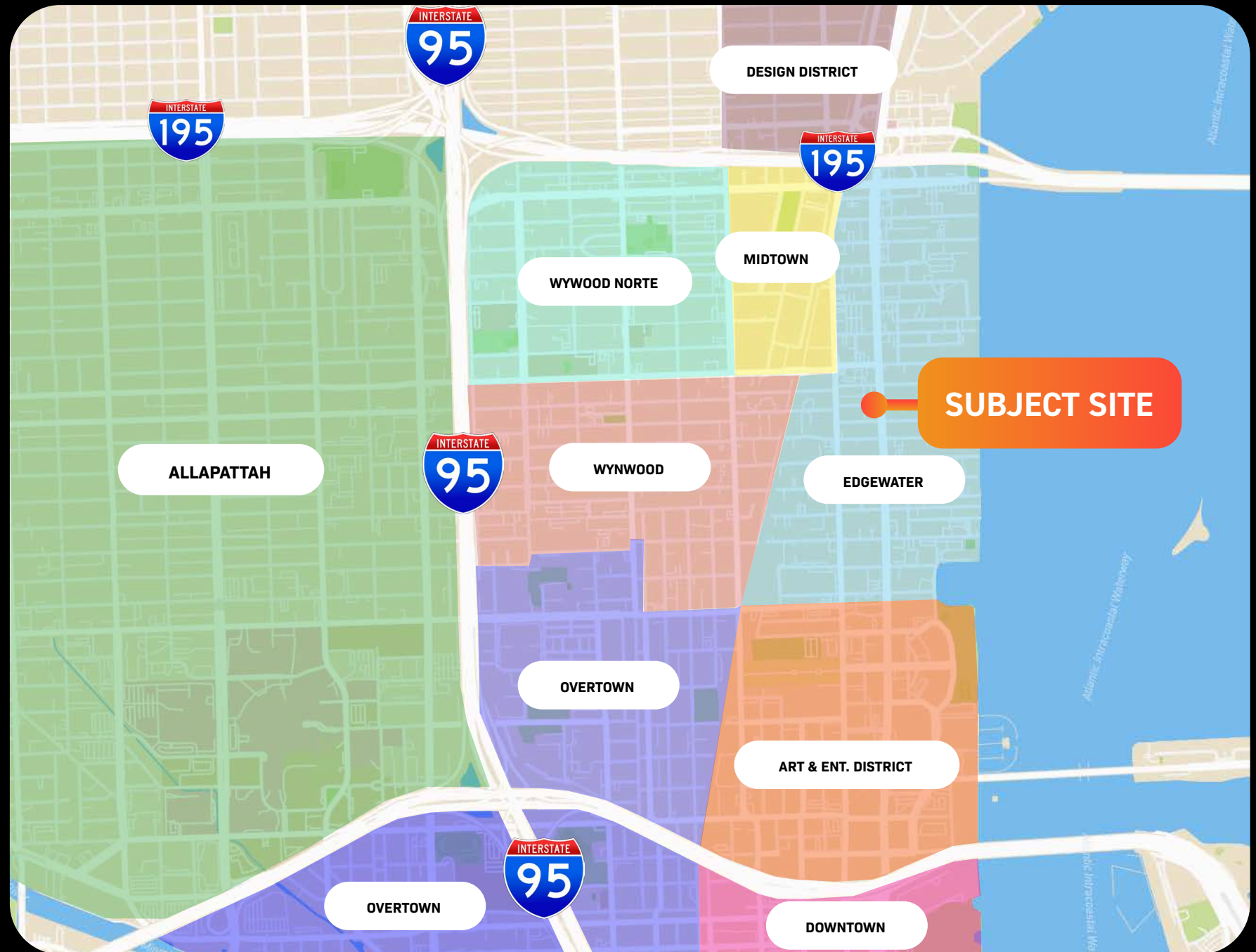
NE 2ND AVE

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# LOCATION MAP







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