



FOR SALE

SELLER FINANCING AVAILABLE

1671 ALTON RD
MIAMI BEACH, FL 33139



APEX
CAPITAL REALTY



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.

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FOR SALE

Apex capital Realty is proud to present 1671 Alton Rd., a newly renovated retail / office flex property located in the most bustling area of South Beach.

The property renovations included creating an outdoor patio space at the rear of the building for potential restaurant, entertainment or retail activations. Located on one of Miami beach's main north to south arteries, the location of the property is accommodating for easy access to surrounding retail, restaurants, hotels and entertainment venues. The property is located next to the famed 1111 Garage as well as municipal parking behind the building and several other parking garages in close proximity.

Seller Financing Available | 70% LTV | 6% Interest

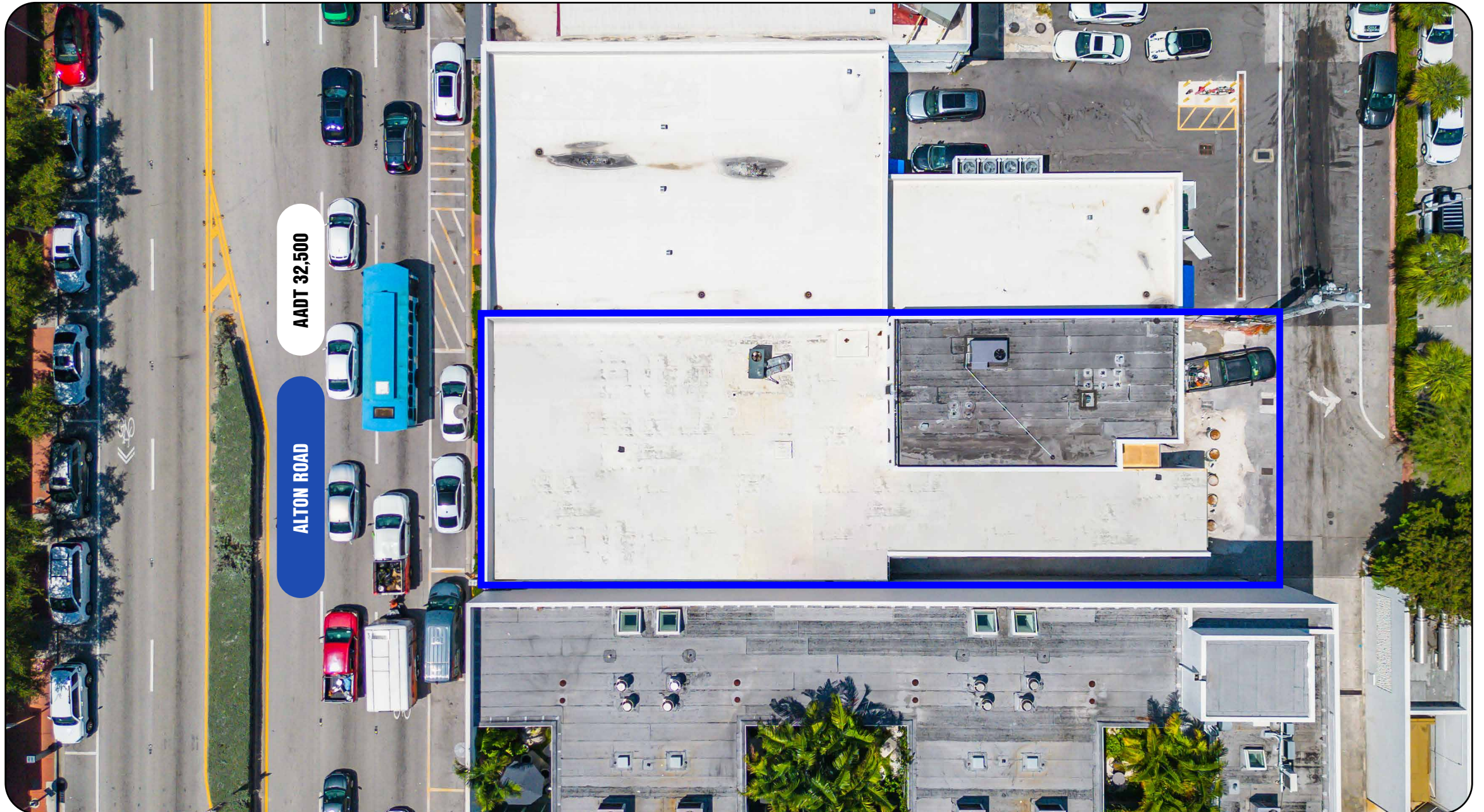


1671 ALTON RD MIAMI BEACH, FL 33139

| | |
|------------------------|--------------------|
| Rentable Area: | 6,775 SF |
| Lot Size: | 7,500 SF |
| Lot Dimensions: | 50' X 150' |
| Zoning: | CD - 2 |
| Year Built: | 1936 |
| Renovated | 2022 |
| Parking: | .41 / 1000 SF |
| ADT: | 35,000 |
| Asking Price: | \$9,250,000 |

With approximately 5,000 - 6,000 SF of the building having just undergone a complete renovation, there are several mixed uses and activations that an investor or operator can program the building for. In addition, there are 3 Grease Traps in series that 1 or more restaurant can use.

BIRD'S EYE VIEW

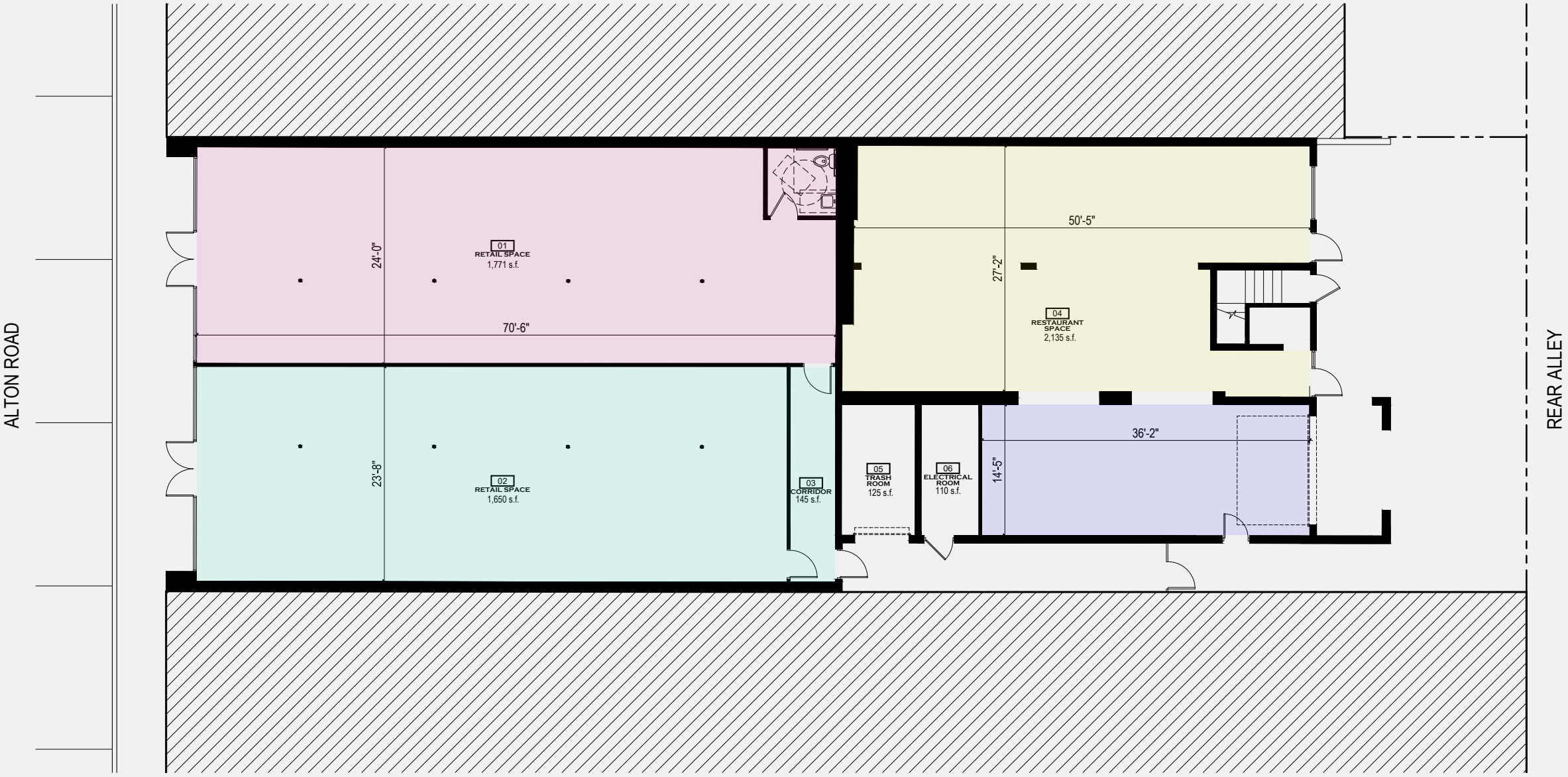


RENOVATIONS

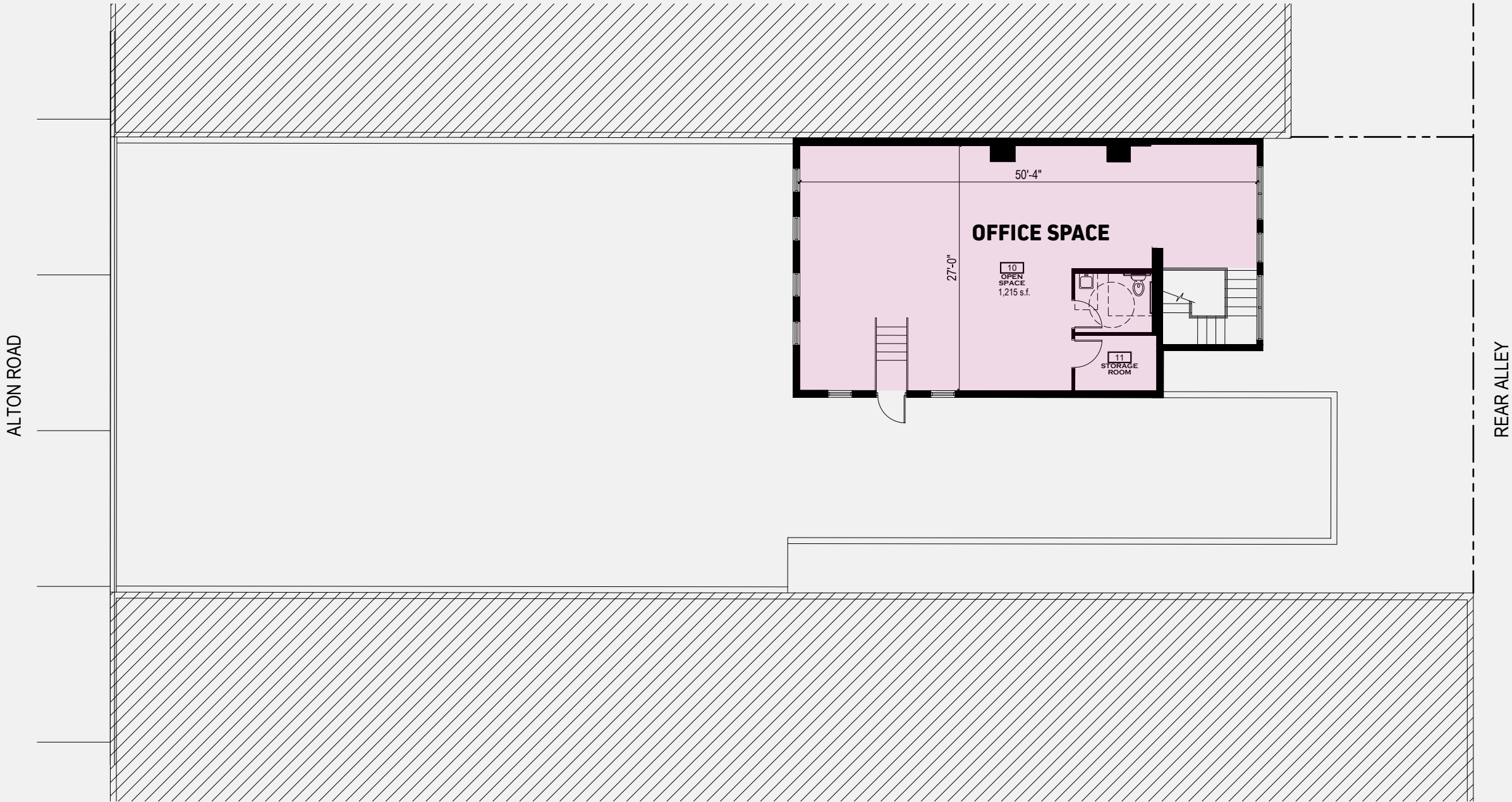
| | |
|--|---|
| SITE | <ul style="list-style-type: none"> • New Fiberglass Grease Trap • New Lift Station • New Underground Utilities • New ADA Ramps at the Storefront • Safety Markings at Right-of-Way • New Concrete Pavers at Rear Parking (not started) |
| CONCRETE | <ul style="list-style-type: none"> • New Concrete Columns, Beams, and Lintels |
| MASONRY | <ul style="list-style-type: none"> • New CMU Partition at Trash Room • New CMU Parapet Wall |
| METALS | <ul style="list-style-type: none"> • New Helical Piles at Storefront • New HSS Column at Storefront • New C-Channel Reinforcement at Existing Conc. Beams • New Aluminum Gutter and Downspouts |
| WOOD, PLASTIC & COMPOSITE | <ul style="list-style-type: none"> • Timber Reinforcement L1 Rafters/Joist • New Wooden Handrails to L2 • Roof Ply Deck Repair |
| THERMAL & MOISTURE PROTECTION | <ul style="list-style-type: none"> • Repair Existing Roof Membrane • New Fluid Membrane Recovery Roof System • Apply Fire Caulking at Penetrations • Add Thermal Insulation at Fire Rated DW |
| DOORS AND WINDOWS | <ul style="list-style-type: none"> • New Interior Wooden Doors • New HM Exterior Doors • New Storefront/Glazing • New Automated Glass Rollup Door at West Elevation • New Manual Galv. Rollup Door at South Elevation • New Windows at L2 |

| | |
|-----------------|---|
| WALLS | <ul style="list-style-type: none"> • New Exterior Plaster • Painted Exterior • New DW Partitions at L1 & L2 • Primed Interior Walls at L1 • Painted Interior Walls & Ceiling at L2 • New Porcelain Floor and Bathroom Wall at L2 |
| CONCRETE | <ul style="list-style-type: none"> • New HW/CW Plumbing Lines • New Sanitary and Drain Lines • New Sanitary Vents • New & Relocate Isolation Valves • New ADA Plumbing Fixtures • New Ductwork at L2 • New Refrigeration Lines A at L1 & L2 • New Condensate Lines • New RTU at L2 • New CU at L1 • New EF at L1 & L2 Bathroom • New Exhaust and Vents • New Controls |
| MASONRY | <ul style="list-style-type: none"> • New Switch Gear in Electrical Room • New Meters (x5) • New UP at L1 & L2 • New Electrical Distribution • New Electrical Wiring and Conduits • New Electrical Outlets and Switches • New Interior and Exterior Light Fixtures • New Electrical Architectural Light Fixtures at L2 • New Electrical Life Safety Fixtures • Provision for Future Illuminated Signage • Provision for Telco Service |

GROUND FLOOR PLAN



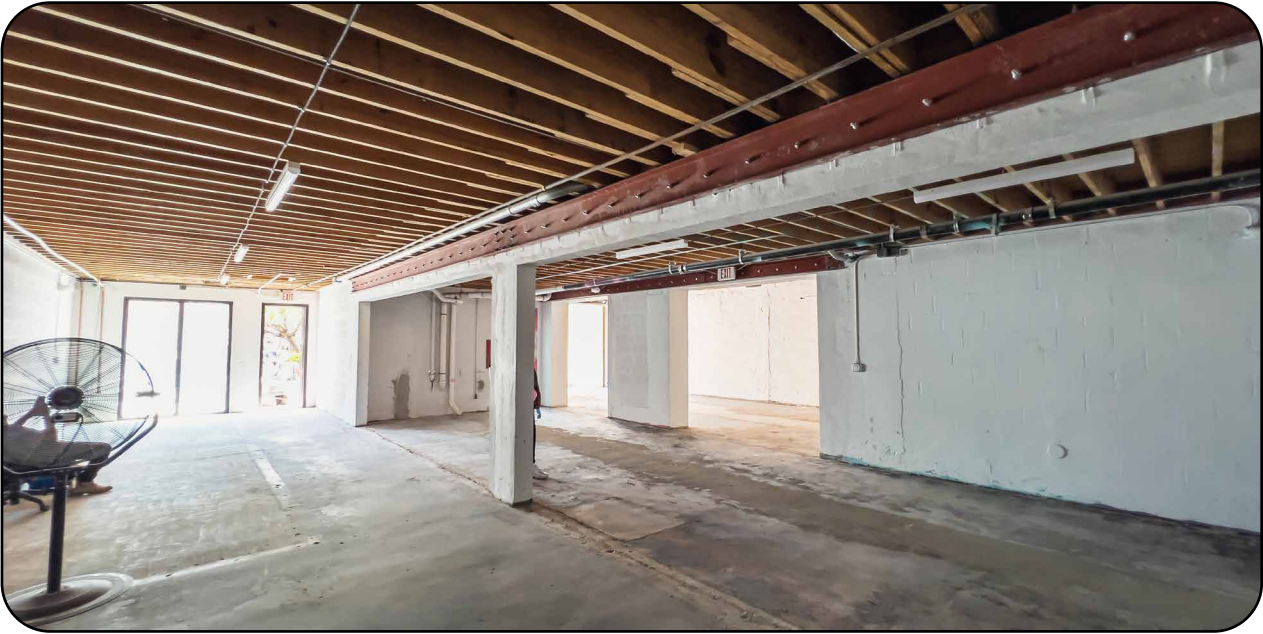
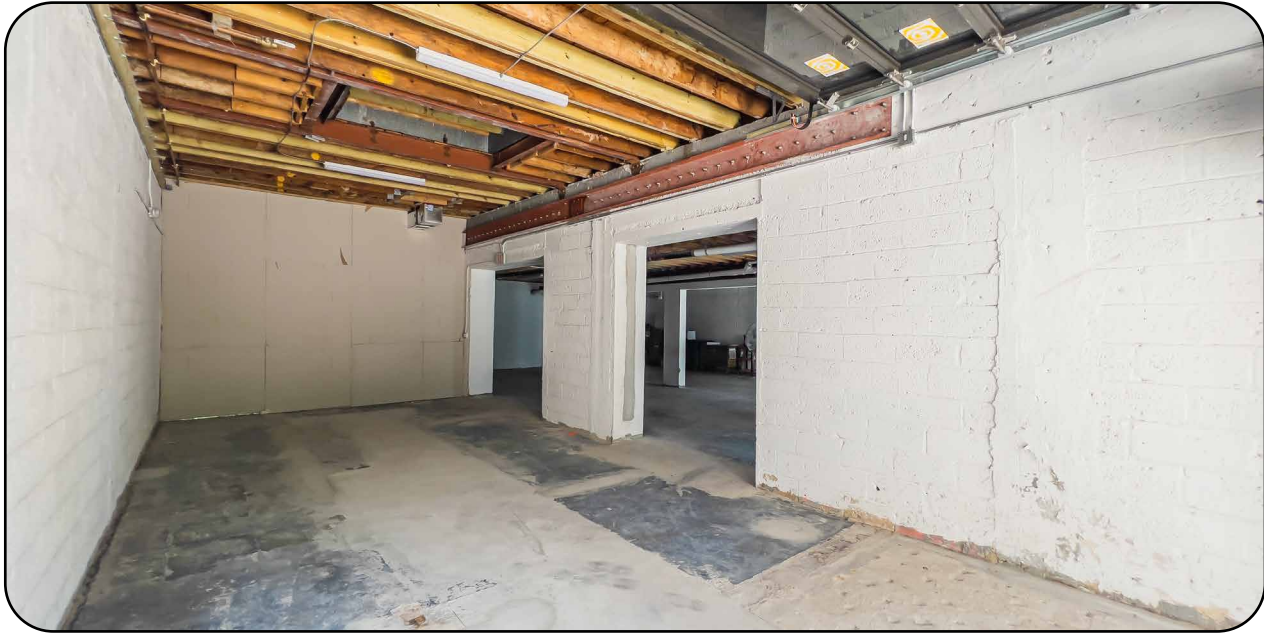
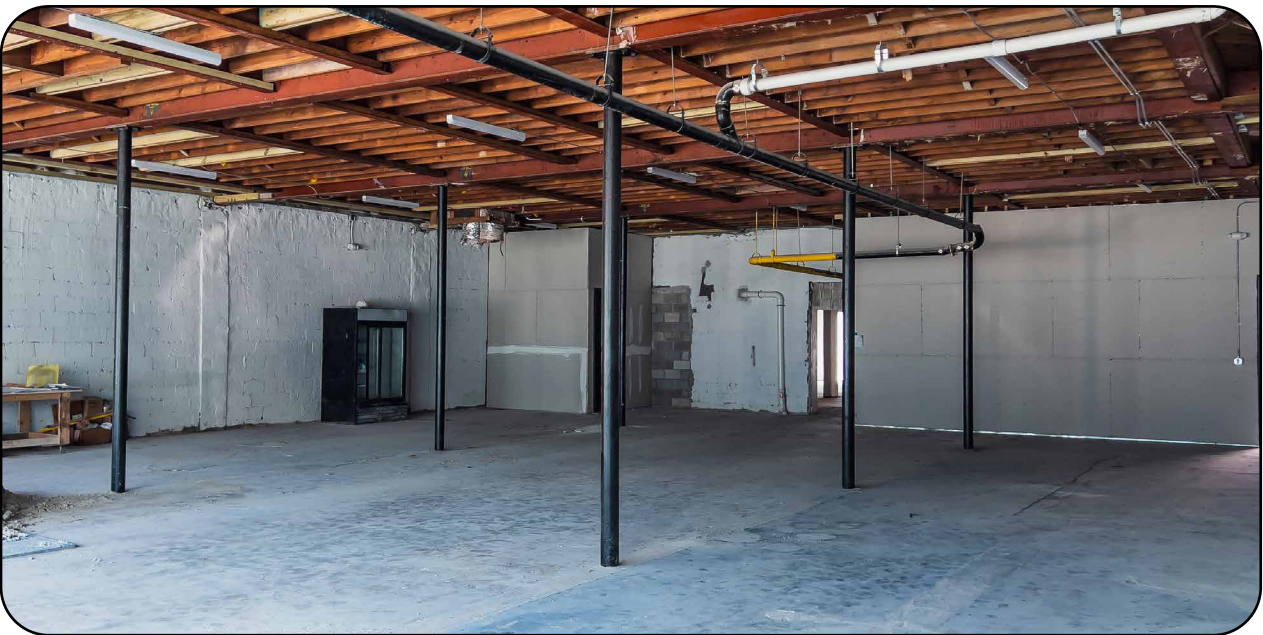
SECOND FLOOR PLAN



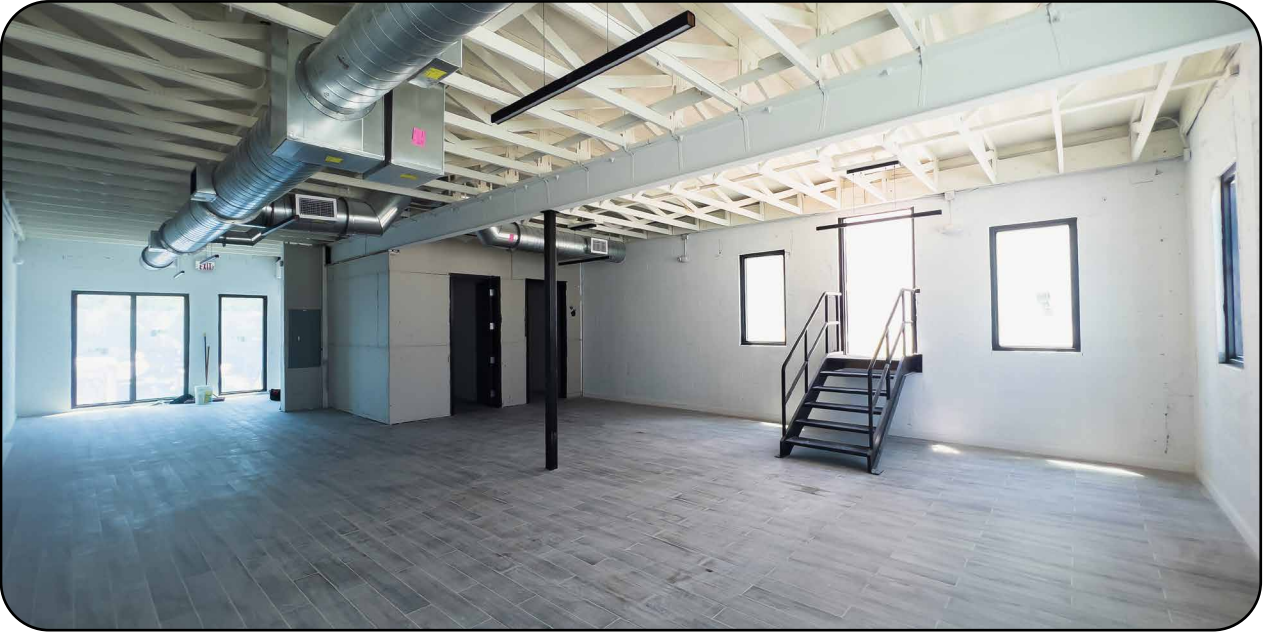
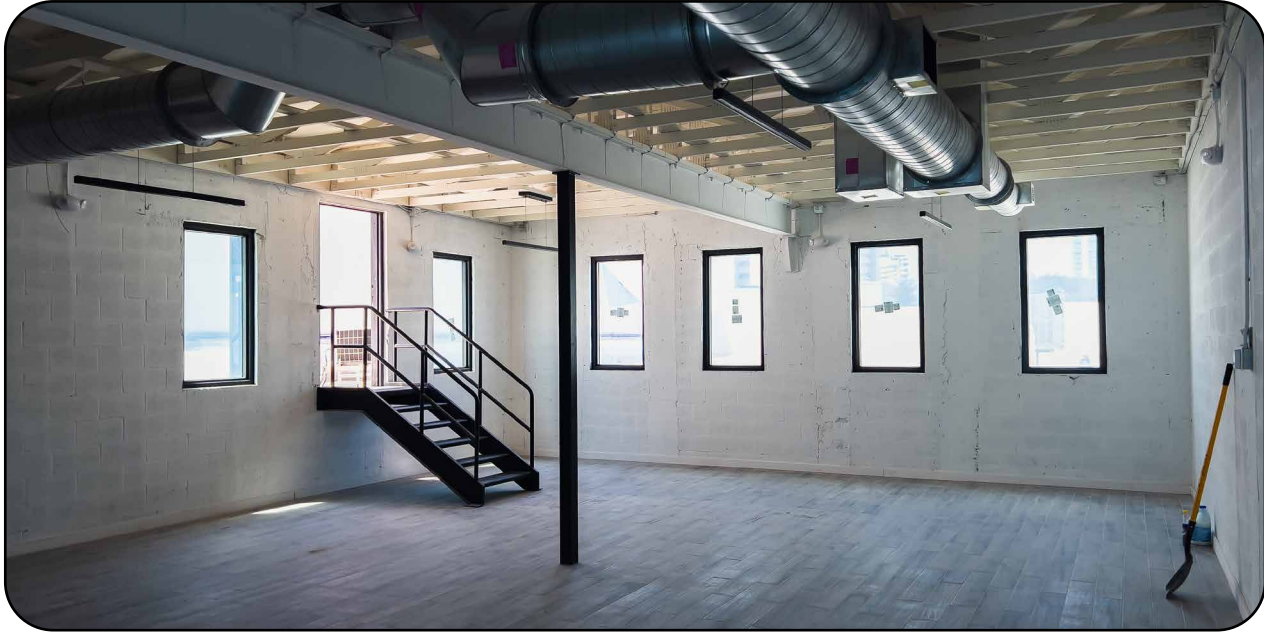
EXTERIOR PHOTOS



GROUND RETAIL INTERIOR PHOTOS



SECOND FLOOR INTERIOR PHOTOS



CONCEPTUAL RENDERINGS







SOUTH BEACH



THE ALTON
Coming Soon

SUBJECT SITE

ALTON RD

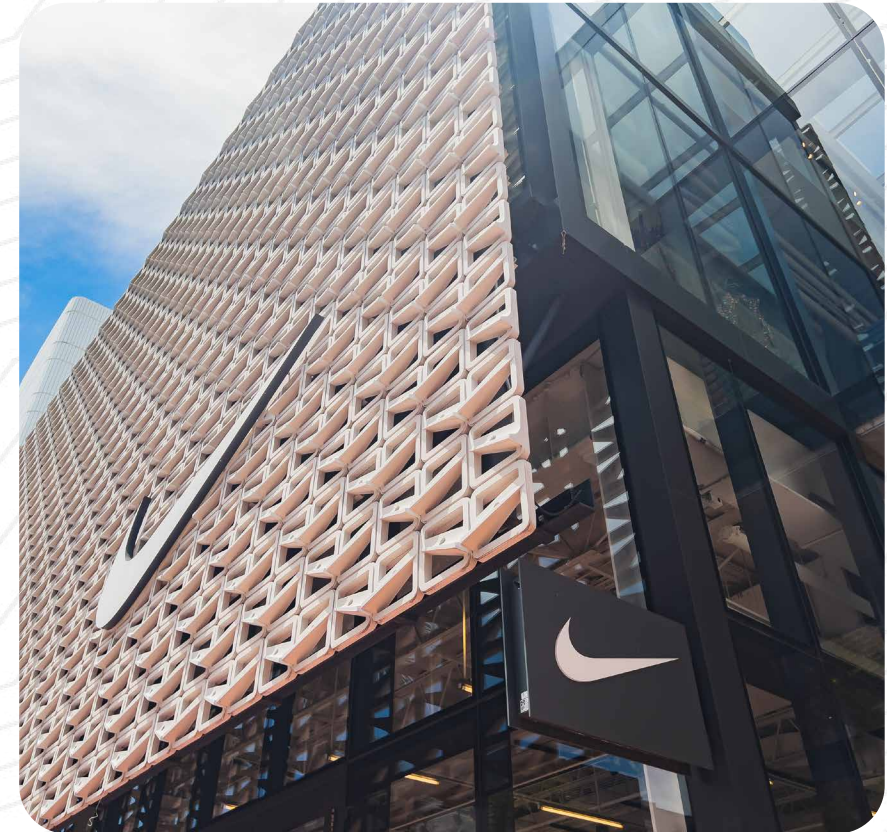
LOCATION HIGHLIGHTS

1671 Alton is strategically located with direct proximity and within walking distance of Lincoln Road, Sunset Harbor and West Avenue, the most bustling neighborhoods in Miami Beach. The recent and upcoming projects will help serve and amplify the dynamic character of this bustling district.

The neighborhood surrounding 1671 Alton has undergone a resurgence with upcoming major developments, an increase of walkability through streetscape planning, the addition of new restaurants, hotels and a Trader Joe's.

The neighborhood connecting 1671 Alton to the South is also the benefactor of some major new developments such as Baptist Health's new mixed-use medical center offering, a welcoming amenity for the neighborhood, fully integrated into its community setting. The neighborhood of Lincoln Road, which sits directly next to 1671 Alton, benefits from its neighbors reaching Extending from the Atlantic Ocean to the east and Biscayne Bay to the west on Miami Beach, FL, Lincoln Rd features various shops, cafés, galleries, restaurants, bars and other businesses.

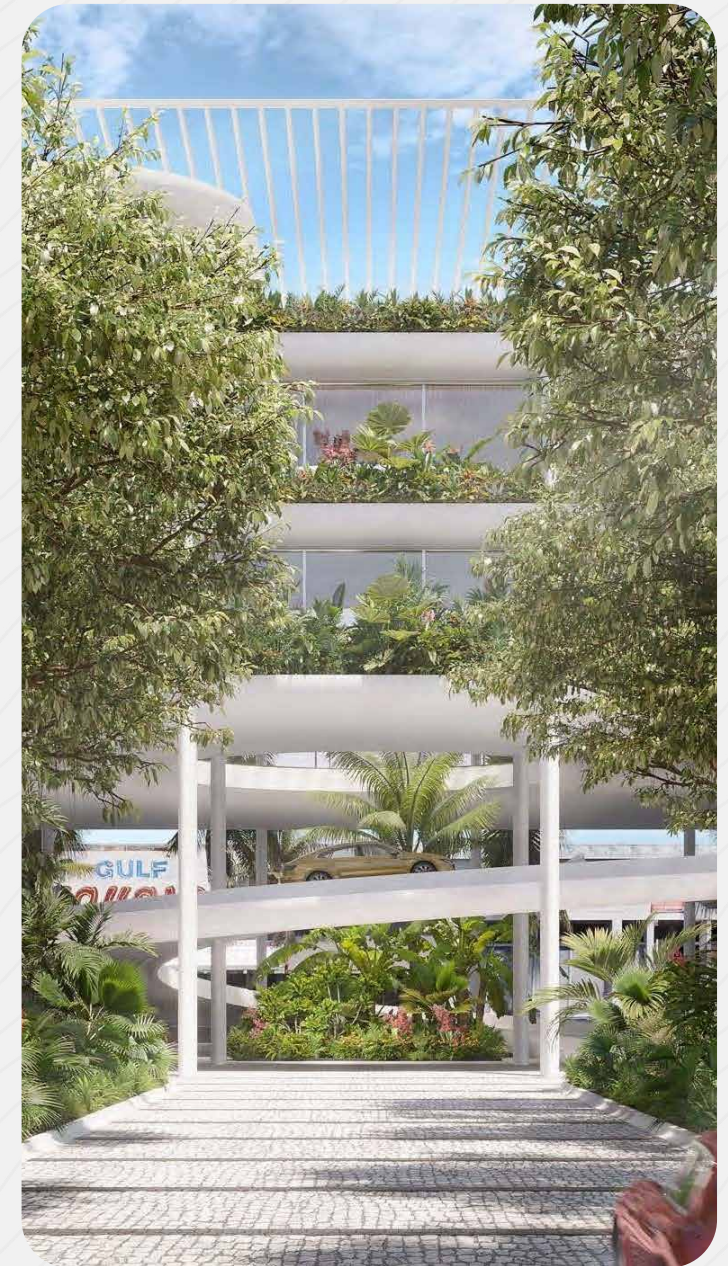
It attracts millions of visitors from all over the world not just for its premier shopping destinations, restaurants, and nightlife but also for its architecture. Lincoln Rd is already considered one of the most iconic cultural and commercial pedestrian roads in the US, and was included in the National Register of Historic Places in 2011. The planned transformation of the road will take the convergence of Miami locals and international tourists to a new level through art, design, music, gastronomy, culture and fashion.

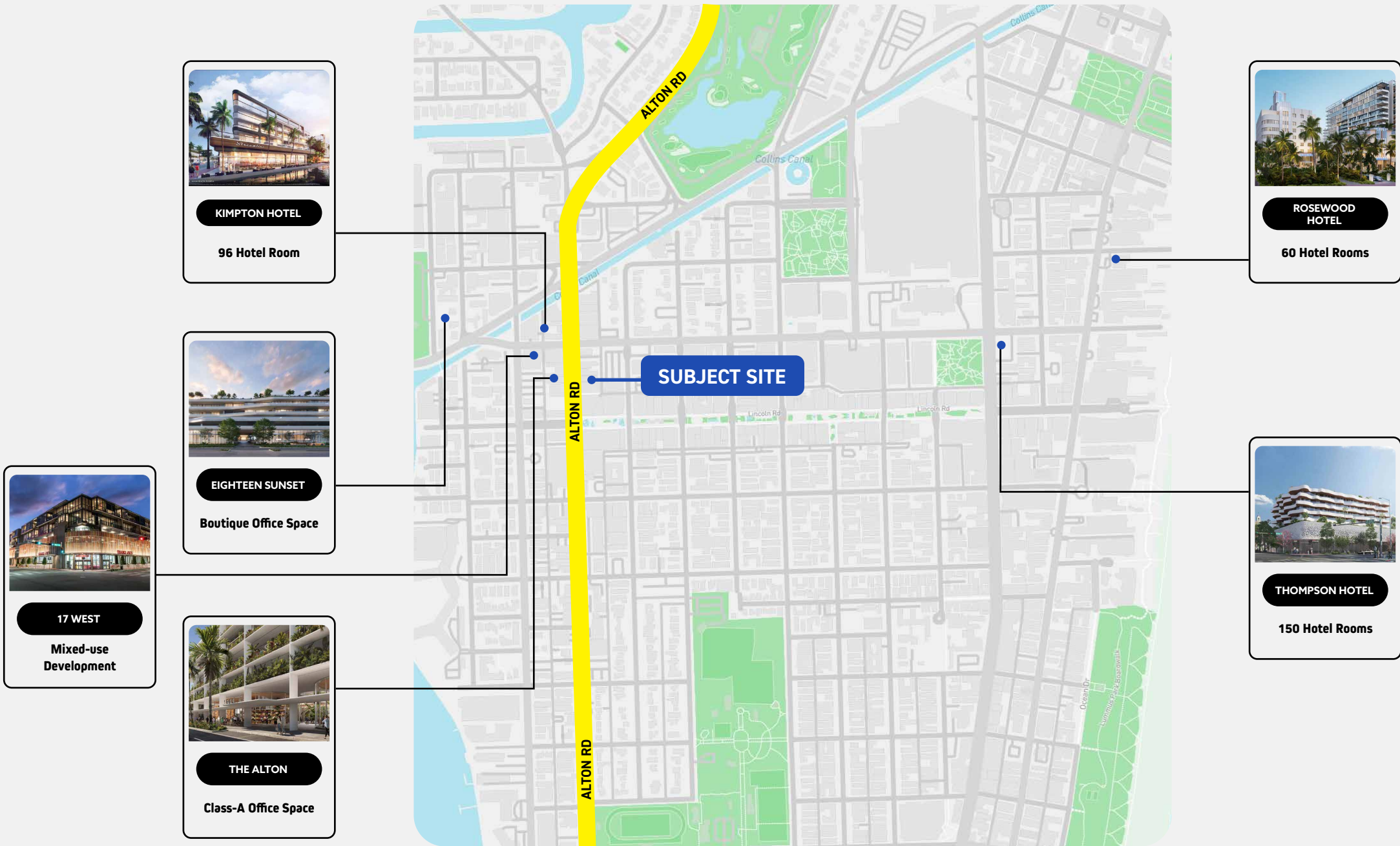


THE ALTON

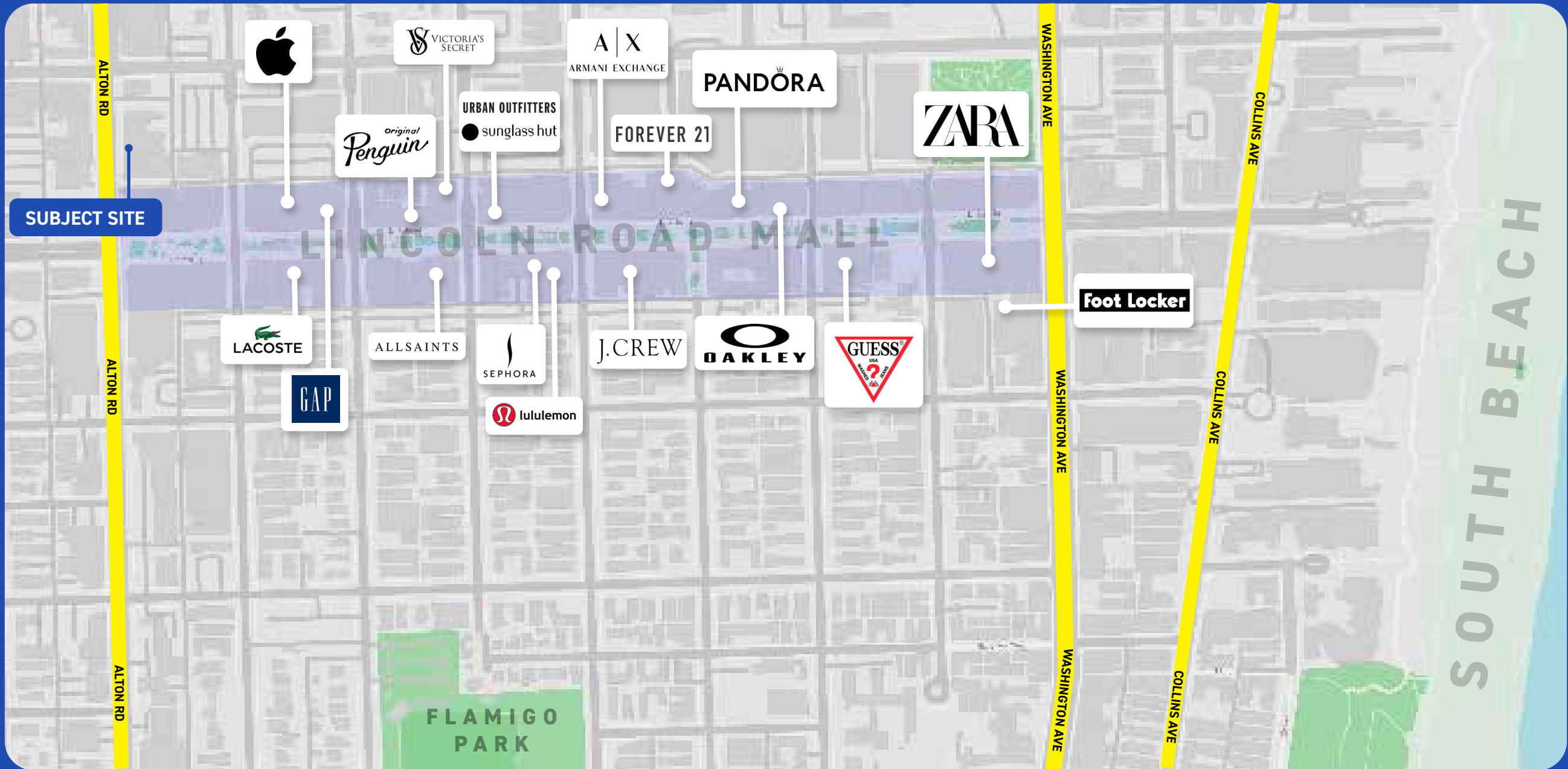
Located at the nexus of Lincoln Road & directly across the street from 1671 Alton Rd, The Alton will feature 250,000 square feet with over 300 feet of prime Alton Road exposure, grand terraced outdoor rooms, and panoramic views. The development is slated for an emphatic commitment to quality, sustainability, and a conscious initiative to elevate the standard of Miami Beach office space.

SHVO plans to develop this unique Class A commercial space with renowned design firm Foster + Partners, recognized internationally for conceiving state-of-the-art office space.





RETAIL MAP





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