



FOR SALE

**1806 SW 22 AVE
MIAMI, FL 33145**



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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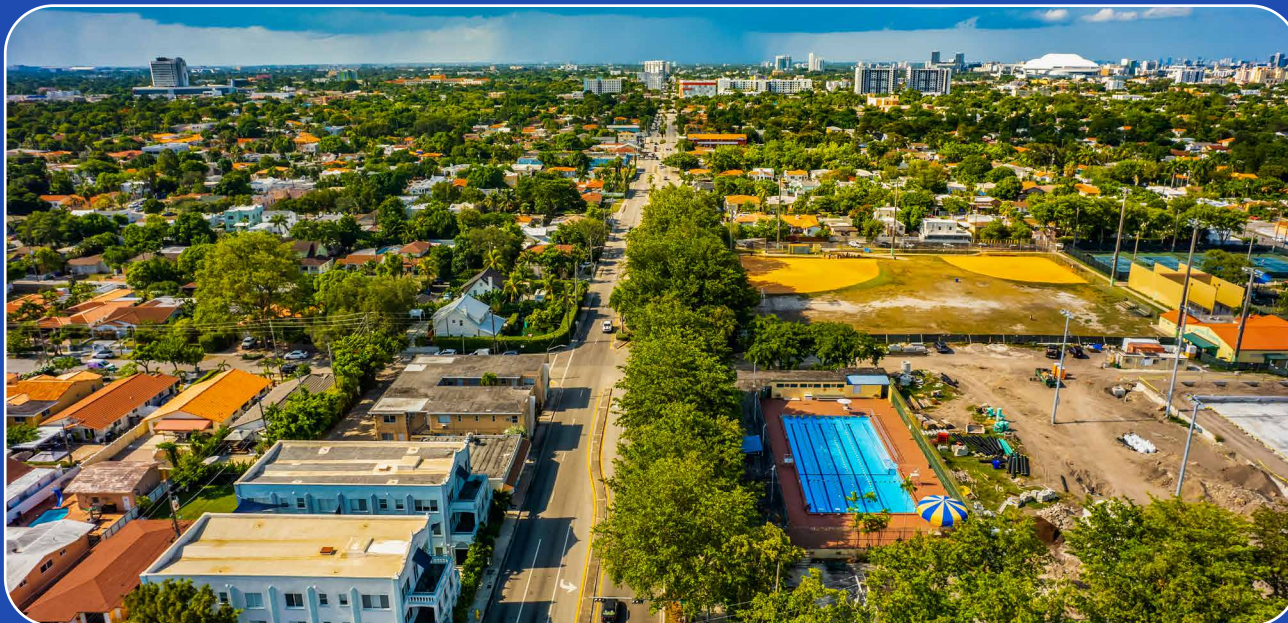
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FOR SALE

Apex Capital Realty is pleased to offer the opportunity to acquire a free standing retail building located in the Shenandoah neighborhood of Miami. 1806 SW 22 Ave is located a few blocks from Coral Way (22nd Street) and less than a mile from South Dixie Highway. This building contains retail space for up to two tenants, and sits on a 4,750 SF of land and contains 2,587 SF of leasable space.

The property is occupied by two separate tenants which generate a total of \$57,828.48 in yearly Net Operating Income. Option period per the leases, will go to fair market value once initial term expires.



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Bldg Size:	2,587 SF
Lot SF:	4,750 SF
Allowable Uses:	Food services, general commercial, residential
Zoning:	T4-L
Cap Rate:	6.42%
Asking Price:	\$898,000

COMPS

Property Address	Property Type	Sale Date	Land Area SF	Price Per SF Land	Building SF	Price Per SF	Sale Price	Zoning
1689 SW 27 Ave, Miami, FL 33145	Retail	6/22/2022	5,200	\$110	1,741	\$327	\$570,000	T6-8-O
1247 SW 22 St, Miami, FL 33145	Retail	5/20/2022	2,600	\$385	1,458	\$686	\$1,000,000	T6-8-O
2240 SW 22 St, Miami, FL 33145	Retail	3/14/2022	2,500	\$321	1,674	\$480	\$803,000	T5-O
2464 SW 22 St, Miami, FL 33145	Retail	11/10/2021	5,000	\$286	3,593	\$398	\$1,430,000	T5-O
2301 SW 17 Ave, Miami, FL 33145	Retail	10/19/2021	7,500	\$90	2,163	\$313	\$678,000	T3-O
Totals			22,800		10,629			
Subject Property								
1806 SW 22 Ave, Miami, FL 33145	Retail		4,750		2,587			T4-L

SUBJECT VALUE

Criteria	Avg P/SF	Value Estimate
Based on average of all sales	\$422	\$1,090,634

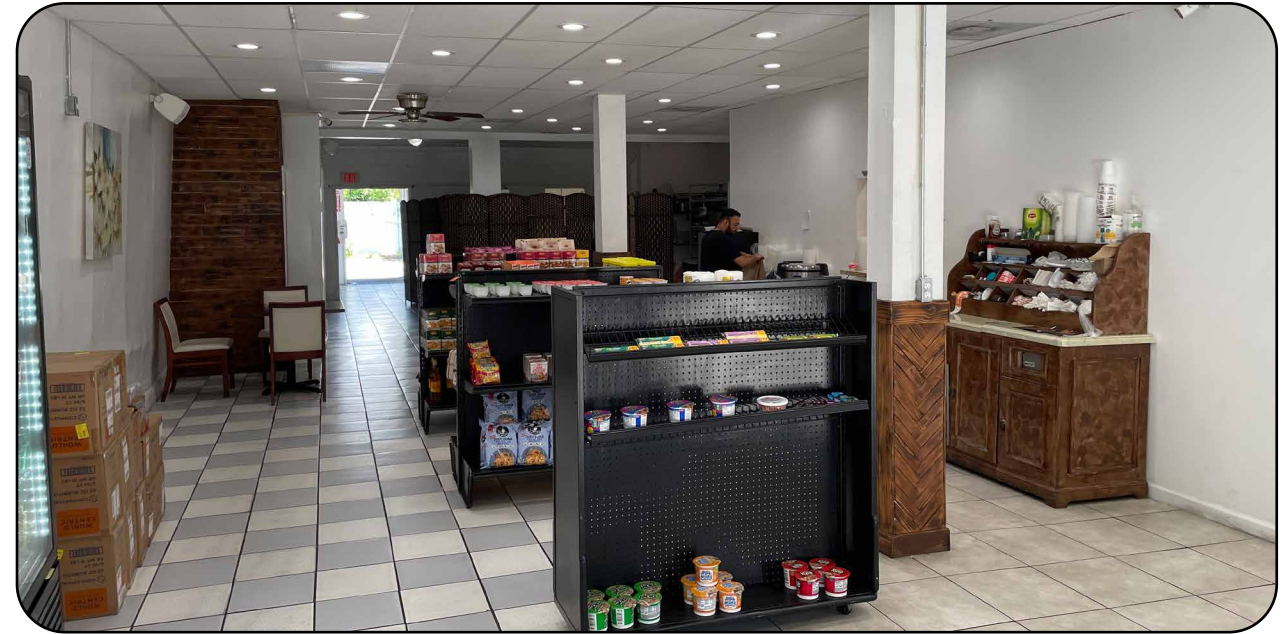
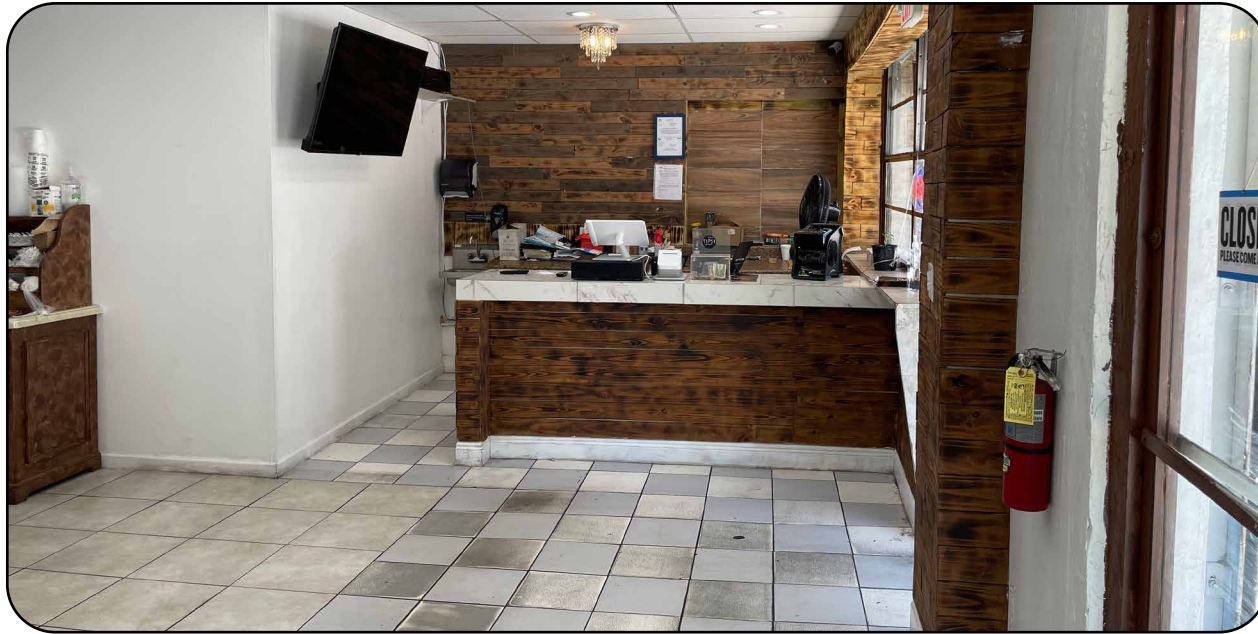
INCOME & EXPENSES

Expenses	Yearly Costs
Taxes	\$6,712.81
Insurance	\$4,679.66
Management	\$2,891.42
Accounting	\$3,600.00
Total	\$17,883.89
OPEX P/SF	\$6.91

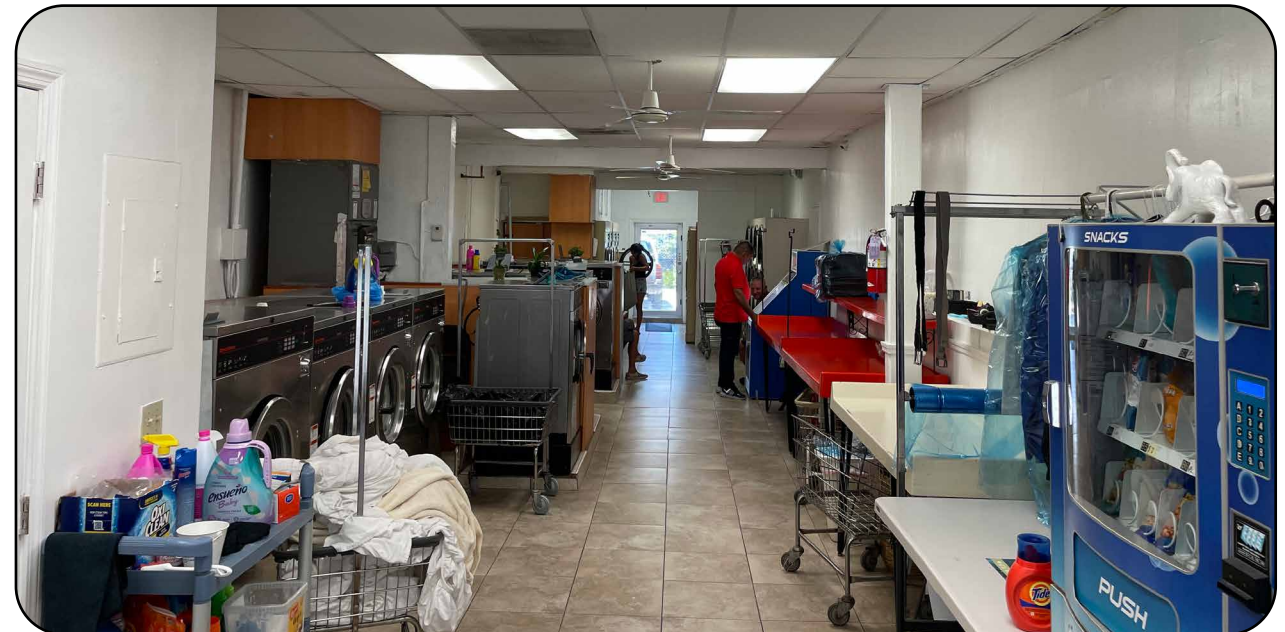
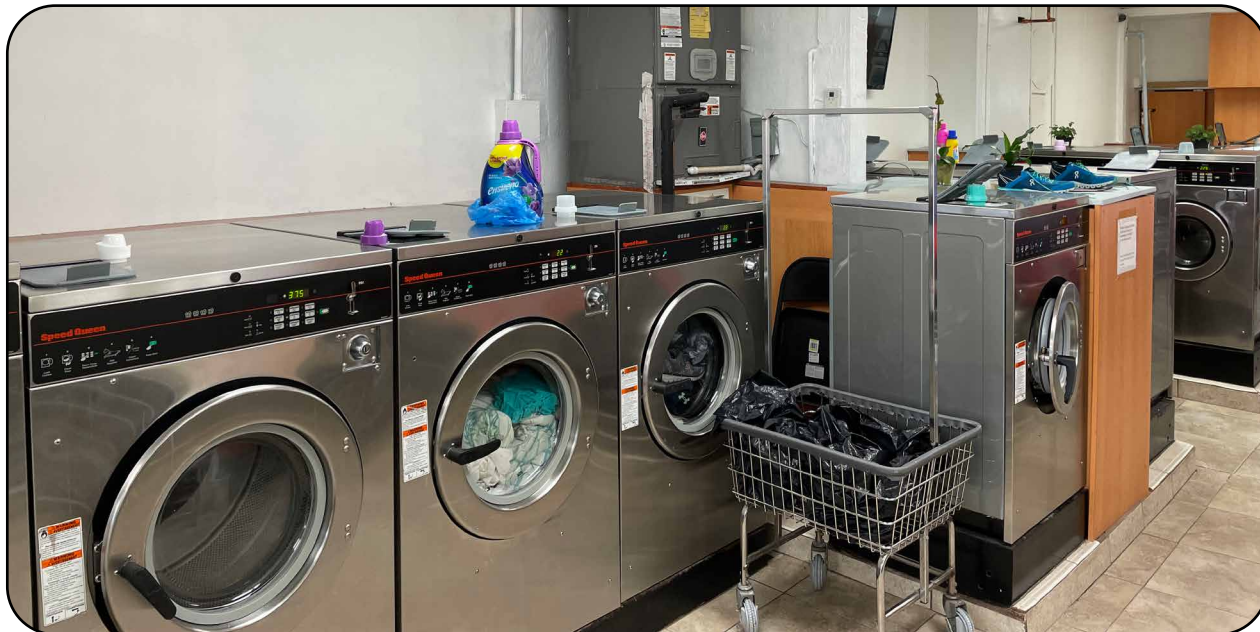
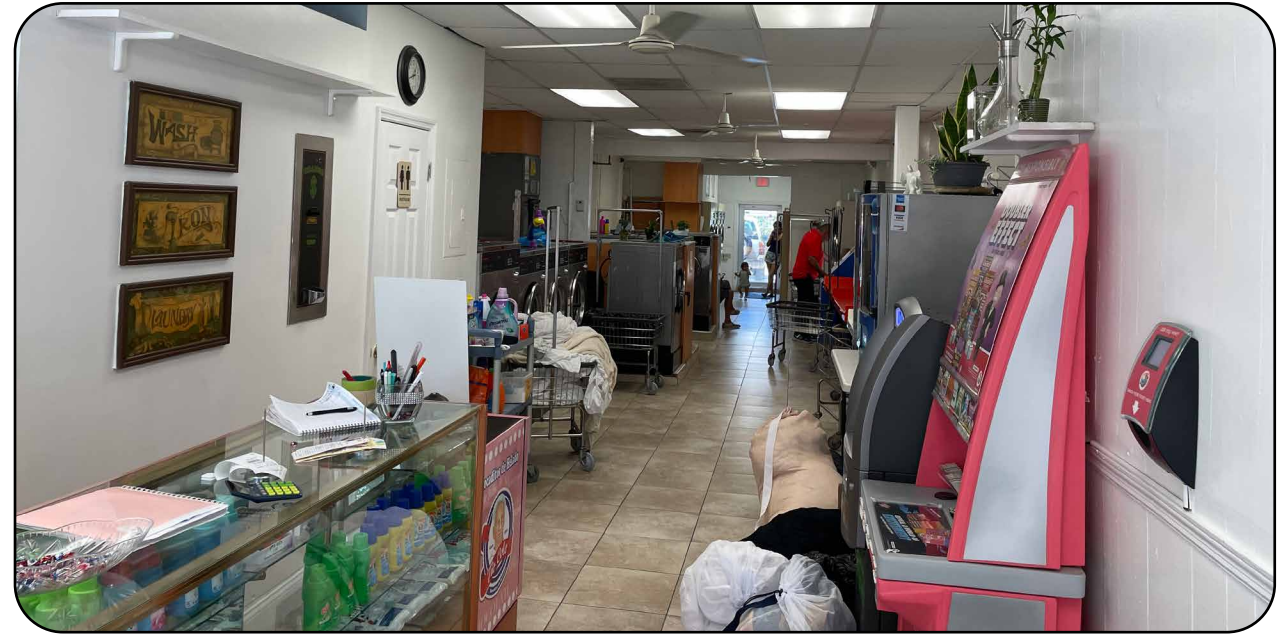
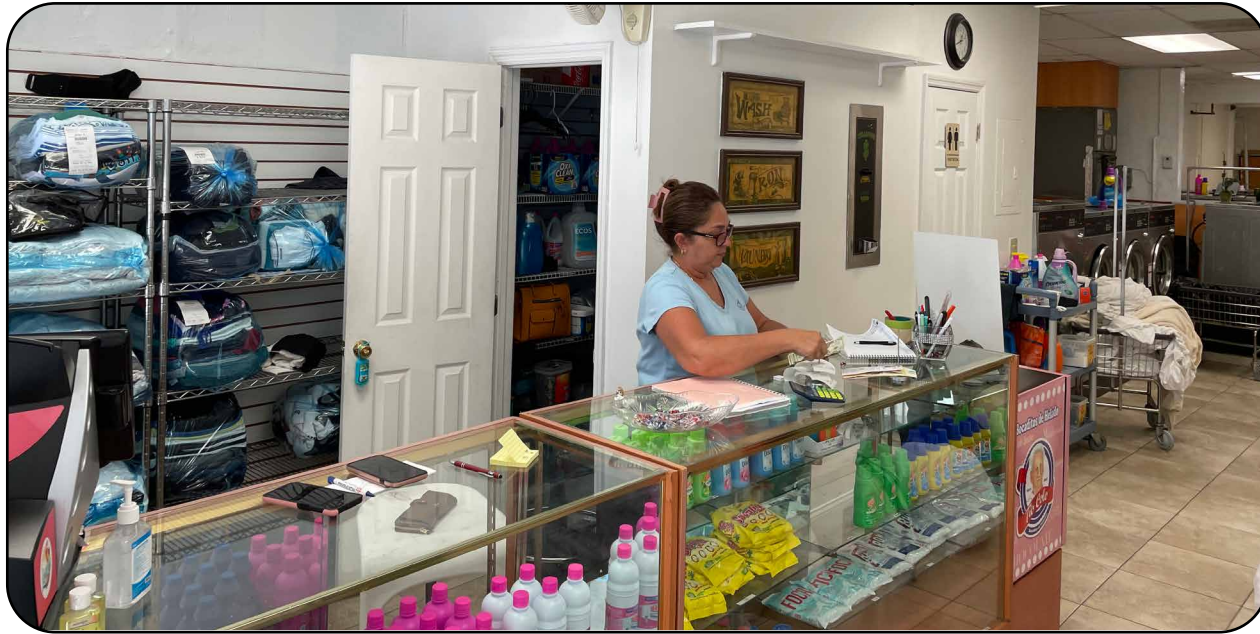
Units	Unit Size	Base Rent (Yearly)	Price P/SF	CAM	Lease Type	Annual Increases	Expiration Date
Unit 1	862	\$17,885.16	\$20.74	\$3,551.40	NNN	3%	7/31/2024
Unit 2	1,725	\$39,936.00	\$23.16	\$10,761.96	NNN	3%	9/30/2025
Total	2,587	\$57,821.16	\$22.35	\$14,313.36			

NOI Projections Yearly	Year 2	Year 3	Year 4
	\$59,562.84	\$61,349.76	\$63,190.20

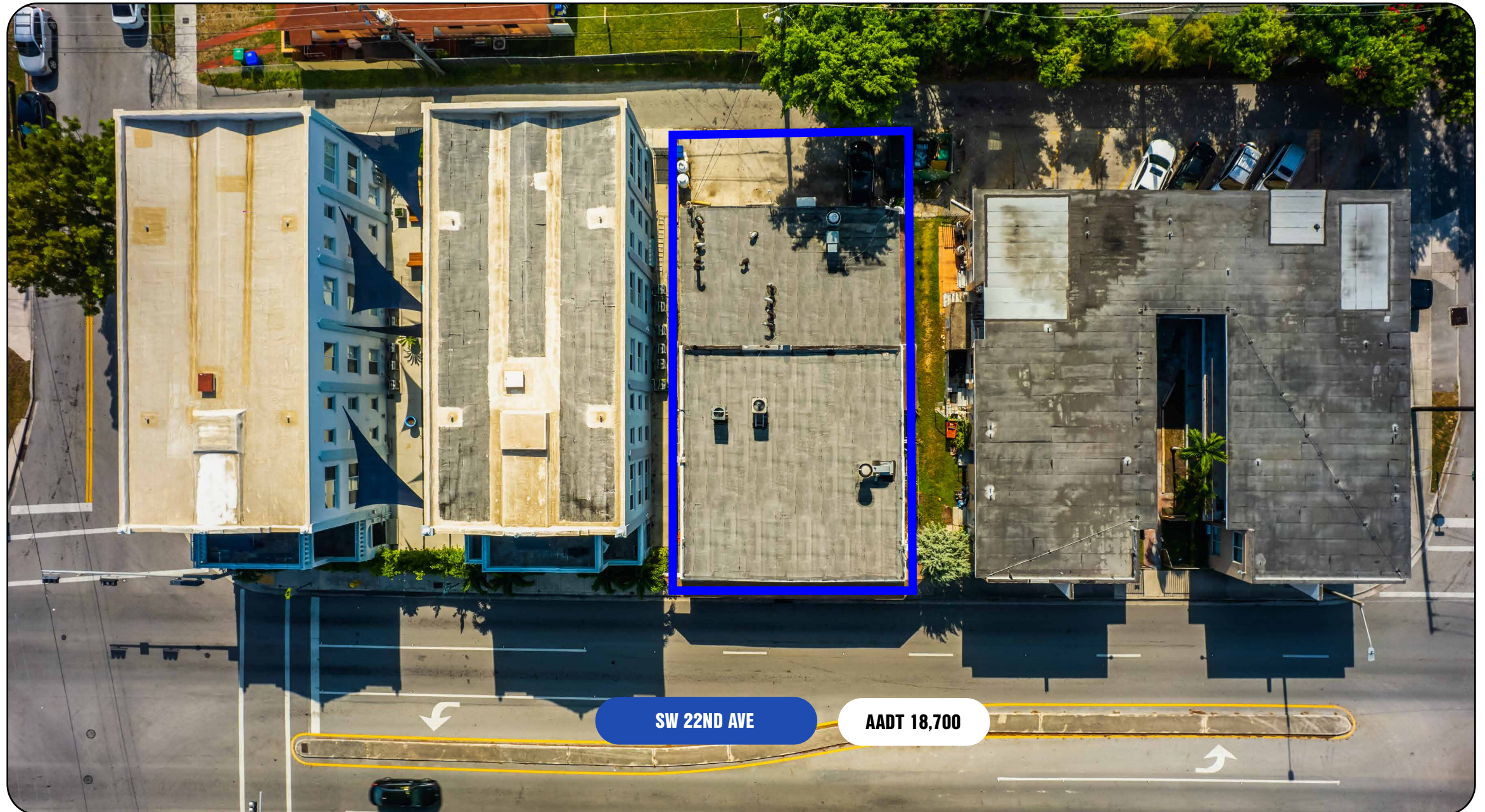
RESTAURANT PHOTOS



LAUNDROMAT PHOTOS



BIRD'S EYE VIEW



SW 22ND AVE

AADT 18,700



LOCATION HIGHLIGHTS



Only a 6 minute drive from the Coconut Grove metro rail station, 1806 SW 22 AVE is situated in one of Miami's most historic neighborhoods, Shenandoah. On average, 37,600 people ride the Metro Rail every single day which is within walking distance of the property. The bustling neighborhoods of Coconut Grove, Coral Gables, and Brickell are all within a 10 minute drive from the property or short MetroRail ride away. Coral Way (SW 22 Street) is down the street from the location and provides access to an abundance of retail and entertainment within the Miracle Mile area of Coral Gables. The Shenandoah neighborhood has the benefits of being situated close to Coral Gables without the property taxes associated with the Coral Gables municipality. Over 5,000 households are located within this very well kept neighborhood which has access to many main roads such as US1, 8th street (Calle Ocho), and 22nd street.

RETAIL MAP





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