



FOR SALE

RESTAURANT / MULTI-FAMILY

98 NE 79TH ST
MIAMI, FL 33138



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.

ADVISORS

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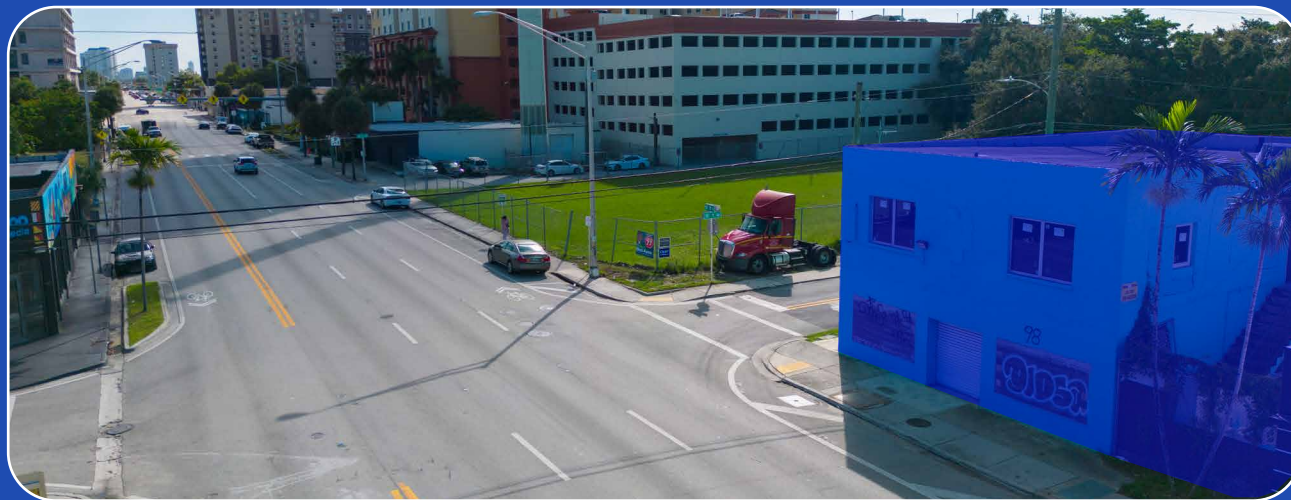
305 570 2600

www.apexcapitalrealty.com

FOR SALE

APEX Capital Realty is proud to introduce a tremendous opportunity to acquire a standalone 2 story building. The property features a 3,272 SF building located in a 6,630 SF lot. This represents a unique opportunity to acquire a building with unfinished renovations at a discount. The building has undergone extensive renovations and has an open permit at the city to finish the project of building a restaurant in the ground floor and two multifamily apartments on the second floor. The plans could potentially be expanded to decrease the size of the units on the second floor. The property also features a spacious parking area and great visibility to over 25,700 Vehicles per day.

The building is in the up-and-coming Little River neighborhood and is steps away from The Citadel office and food hall complex. It also is minutes from I-95 and the North Bay Village Causeway which connects to Miami Beach. The building is in a federally designated opportunity zone.



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Building SF:	3,272 SF
Lot Size:	6,630 SF
Zoning:	T6-8-O
Proposed Use:	Restaurant / Multi-family
Vehicles Per Day:	26,400 VPD on 79TH ST
Asking Price:	\$1,495,000

INVESTMENT HIGHLIGHTS	<ul style="list-style-type: none"> • Across the street from the new headquarters for Ballyhoo Media and the proposed site for a 154 Apartment Project that was recently acquired. • It is also near the under construction Live/Work apartment Building on 79 ST and NE 2 AVE.
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Max Density:

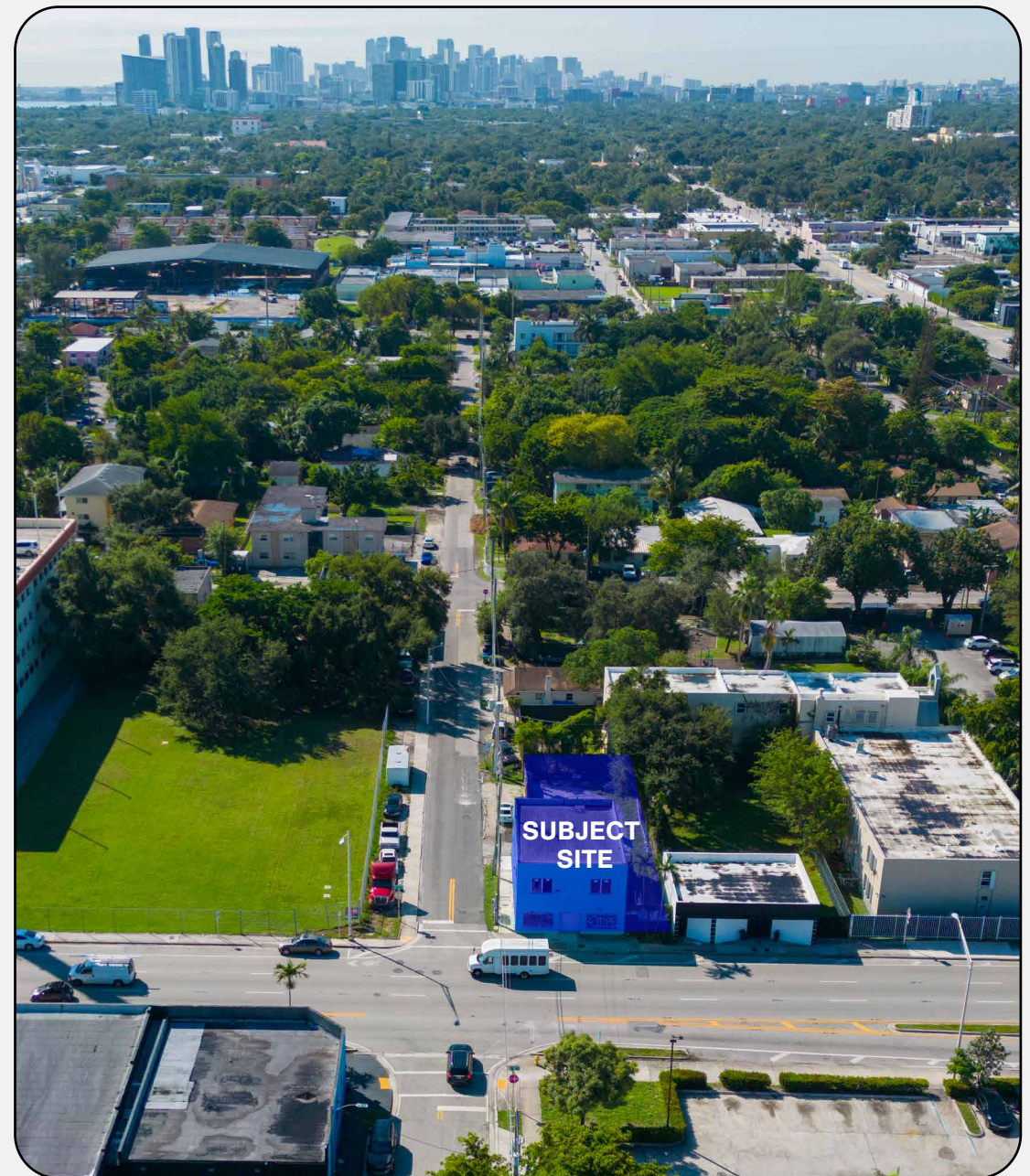
22 Residential Units | 45 Hotel Keys

Gross Development SF:

33,150 (41,437 incl. Bonus)

Uses Allowed:

Commercial (Retail), Residential, Lodging,
Office, Civic, Educational



BIRD'S EYE VIEW

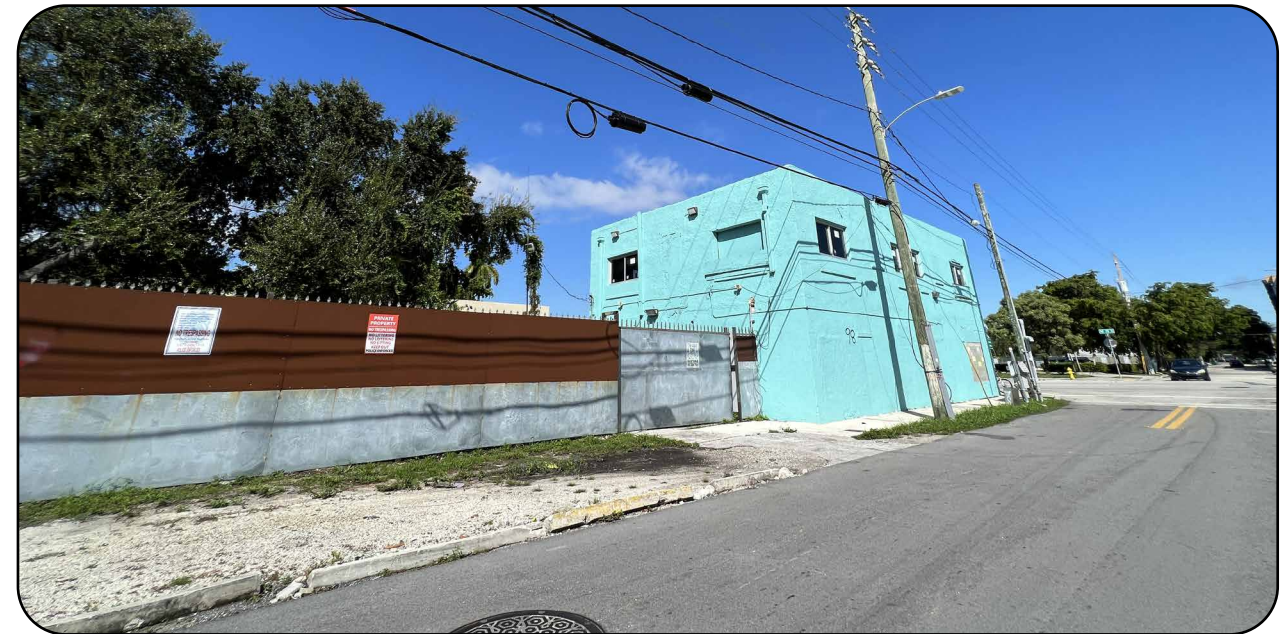
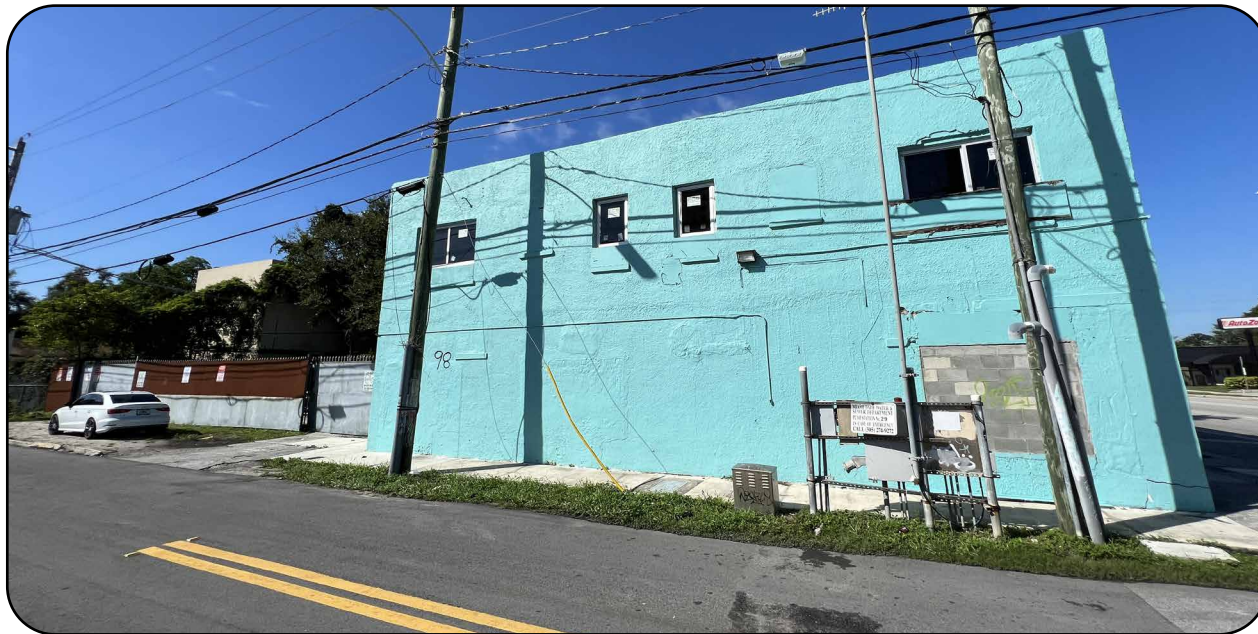
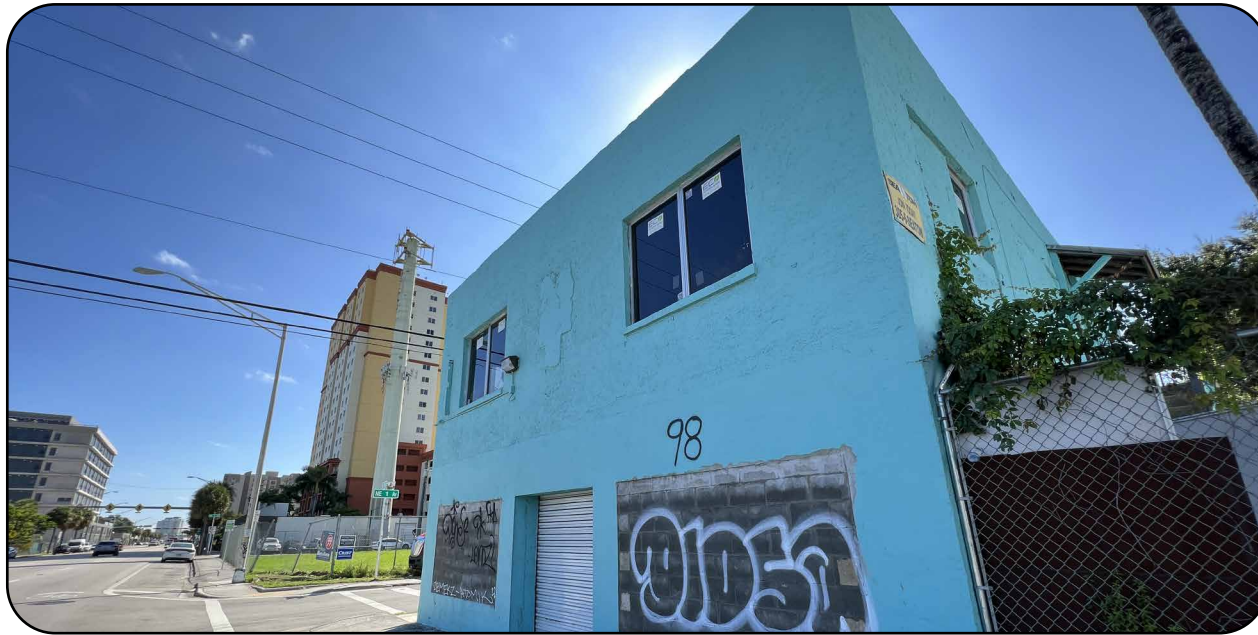


NE 79TH ST

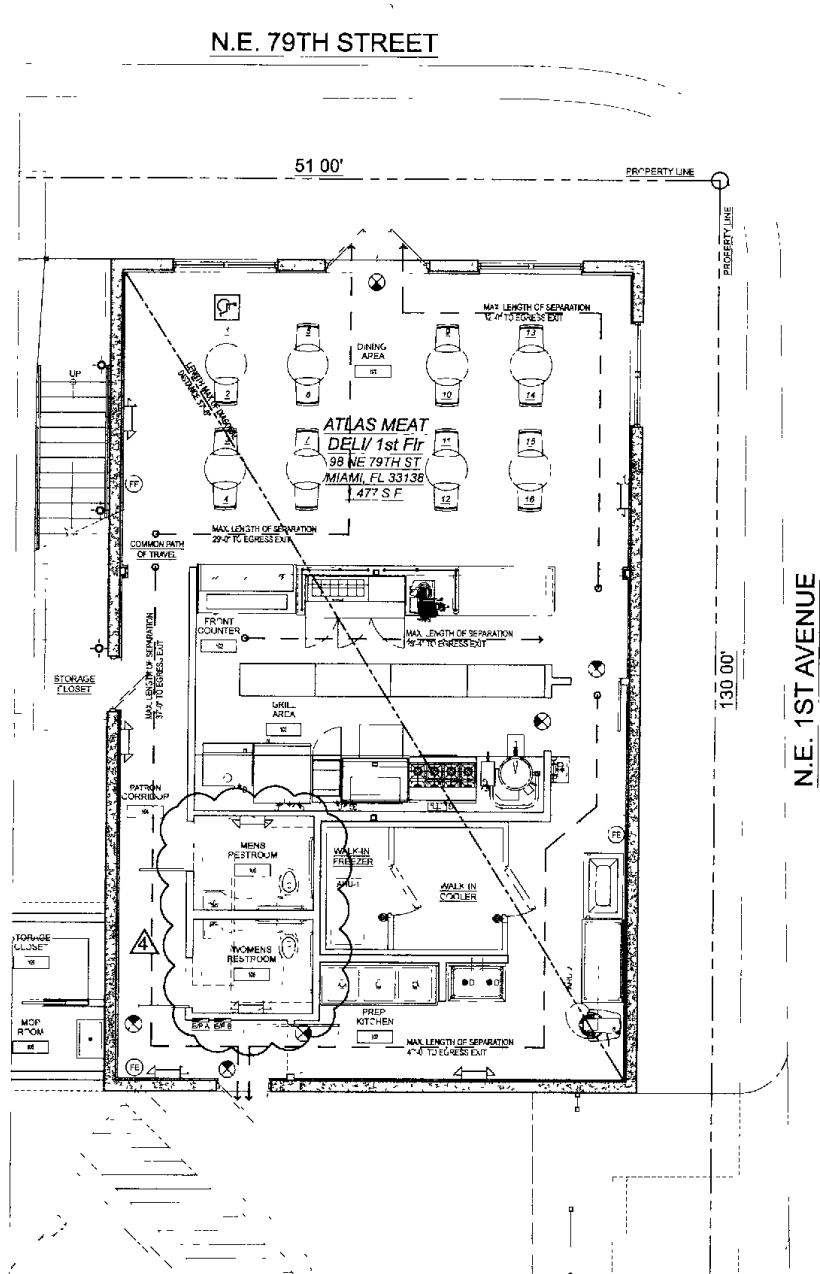
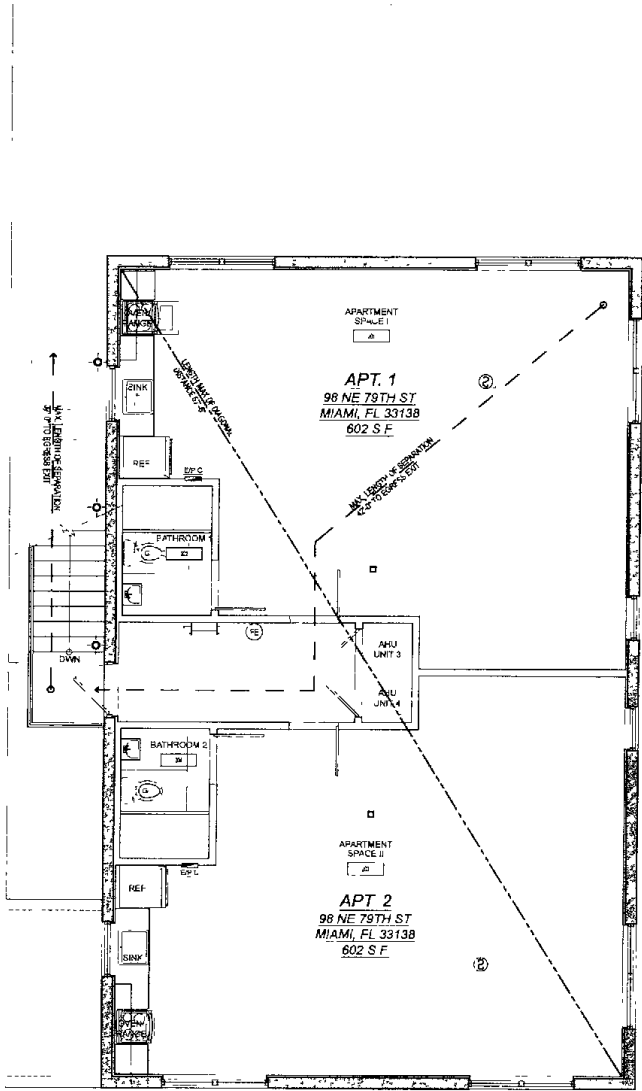
AADT 26,400

NE 1 AVE

EXTERIOR PHOTOS



FLOOR PLANS



N.E. 79TH STREET

51 00'

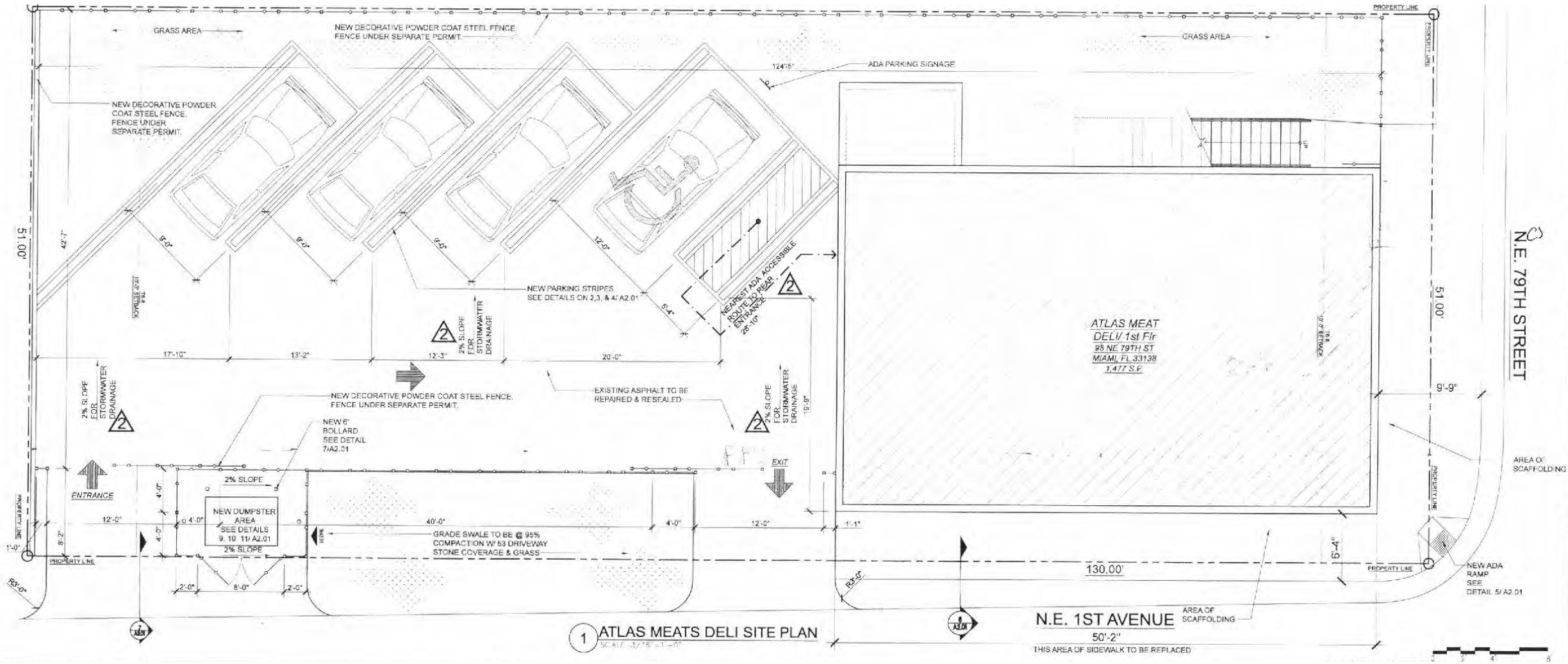
PROPERTY LINE

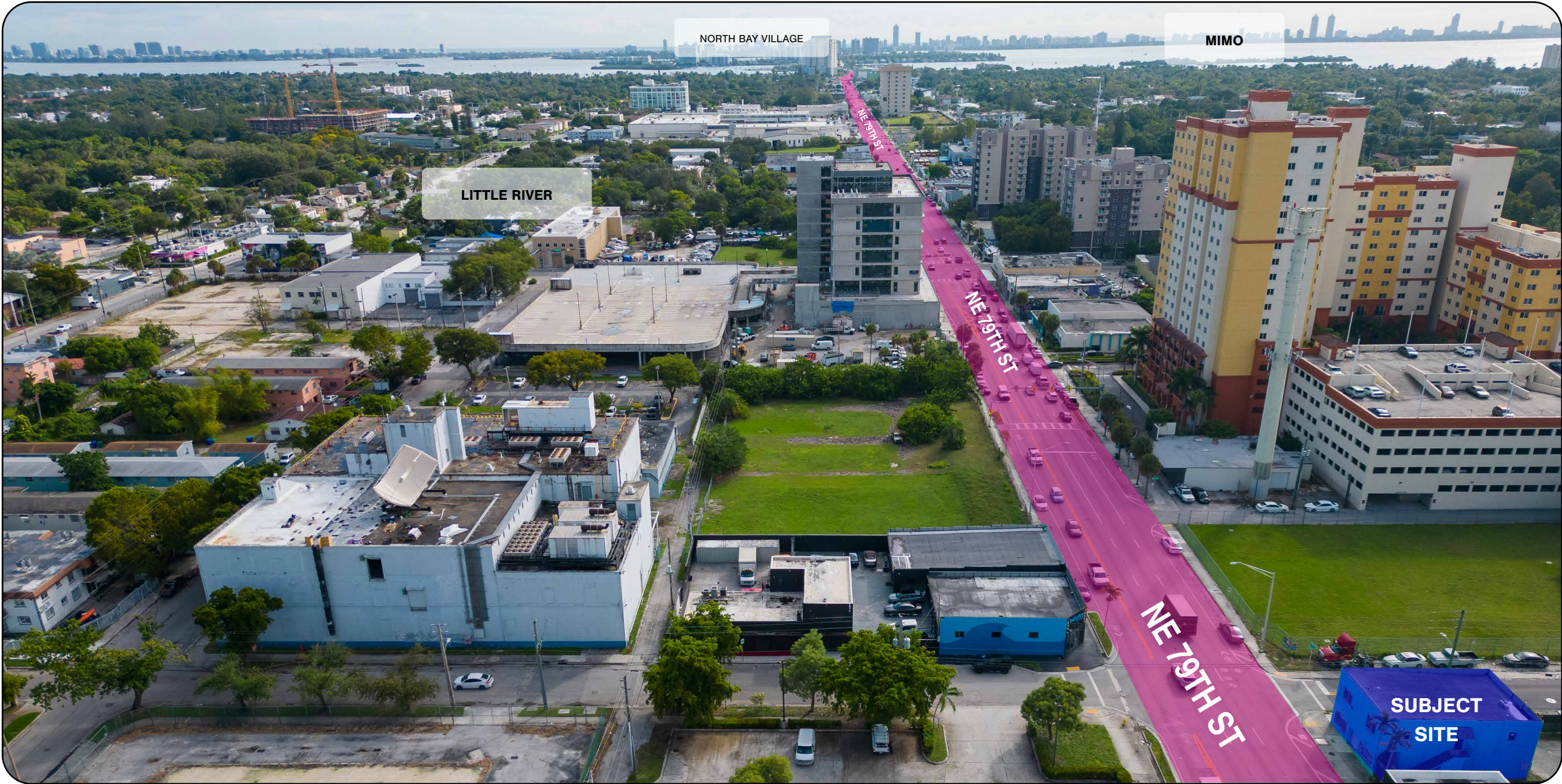
PROPERTY LINE

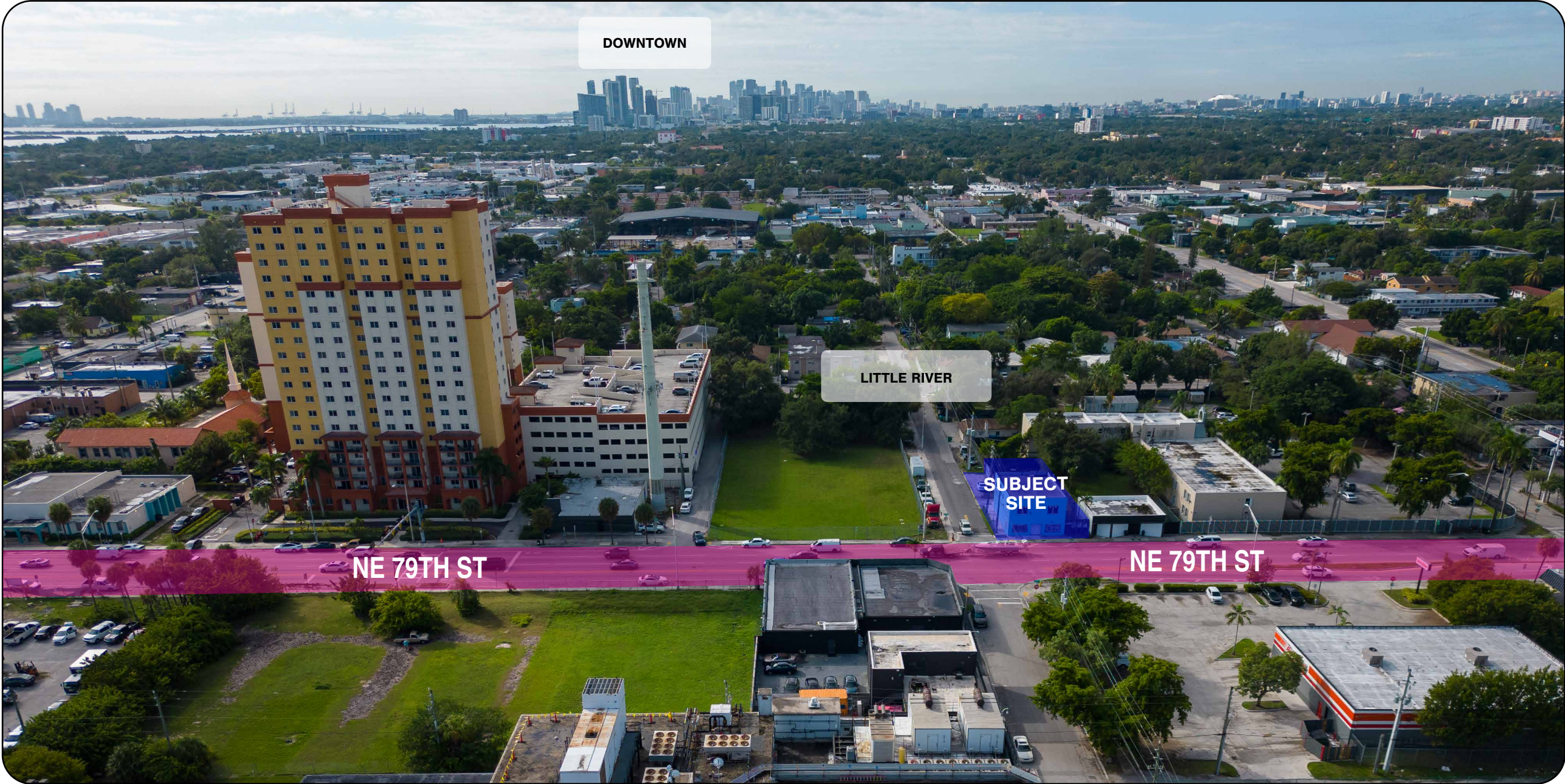
130 00'

N.E. 1ST AVENUE

FLOOR PLANS







LOCATION HIGHLIGHTS

The Little Haiti and Little River Neighborhoods are composed primarily of adaptively repurposed industrial spaces and single-family residential areas. Recently, they have received a boost in economic activity due to its proximity to all the emerging neighborhoods to the South including The Miami Design District, Midtown, Wynwood and Edgewater. The neighborhood is nestled between important coastal residential neighborhoods including Miami's Upper Eastside which contains primarily single-family homes and the Biscayne corridor which is composed of retail and office developments.



CITADEL TENANTS



USBS



- SOUTHEAST ASIAN -



EBB & FLOW TENANTS



metroTM
by T-Mobile



CASA & ESTILO



PEPE CALDERIN DESIGN

PRIMAL FIT
MIAMI

MOON & JAITM

HAPPY
MONKEY

HARPER JUICE

LITTLE RIVER TENANTS



La Petite Crème®

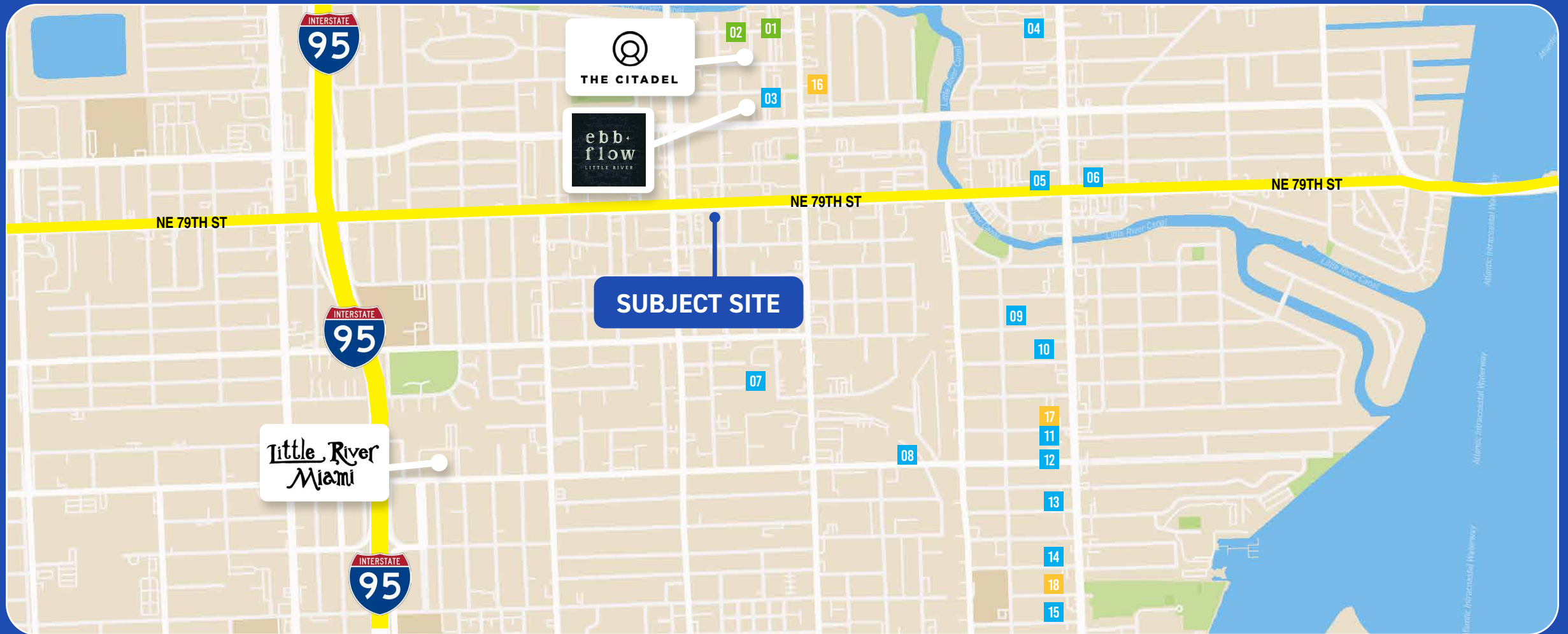
IMPERIAL
MOTO



yellowpepper
A Visa Solution



BEAUTY FOR REAL®



ART

- 1. Mindy Soloman Gallery
- 2. Plant The Future

RESTAURANT & BARS

- 3. Sherwoods Bistro
- 4. Pinch Kitchen
- 5. Andiamo Brick Oven Pizza
- 6. The Anderson
- 7. Cindy Lou's Cookies, Plantisserie
- 8. Rail 71
- 9. Loba

- 10. Jimmy's Diner
- 11. Moshi Moshi
- 12. Lo de Lea
- 13. Blue Collar
- 14. Starbucks
- 15. Panther Coffee

BUSINESSES

- 16. D.O.G
- 17. Buró
- 18. KMP Furniture



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