

**FOR LEASE**

RETAIL SPACE

**308 NW 27 AVE**  
MIAMI, FL 33125



**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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# FOR LEASE

APEX Capital Realty is proud to present the opportunity to lease a retail space located in the bustling Little Havana on major 27th Avenue. The property consists of 1500 SF of retail space. The space is separated into 3 parts: retail in the front, office in the middle and 2 bay doors in the rear for either covered parking for employees or for business use. The space has brand-new AC units and a newly renovated ADA compliant restroom. In addition, there is 1 space for parking in the rear of the building.

With over 45500 cars passing per day the property is ideal for Retail tenants that require high visibility and walk-ins.

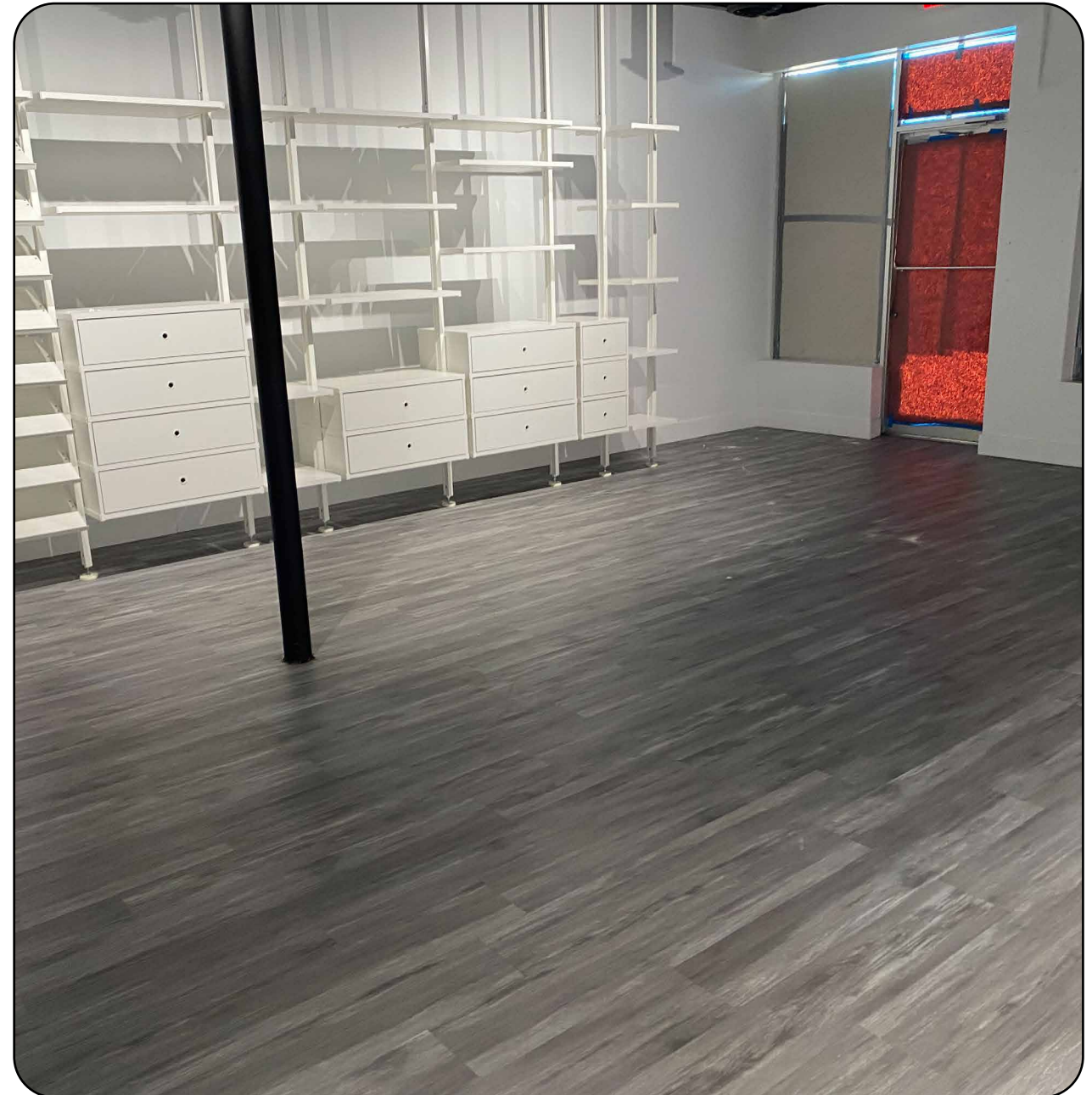
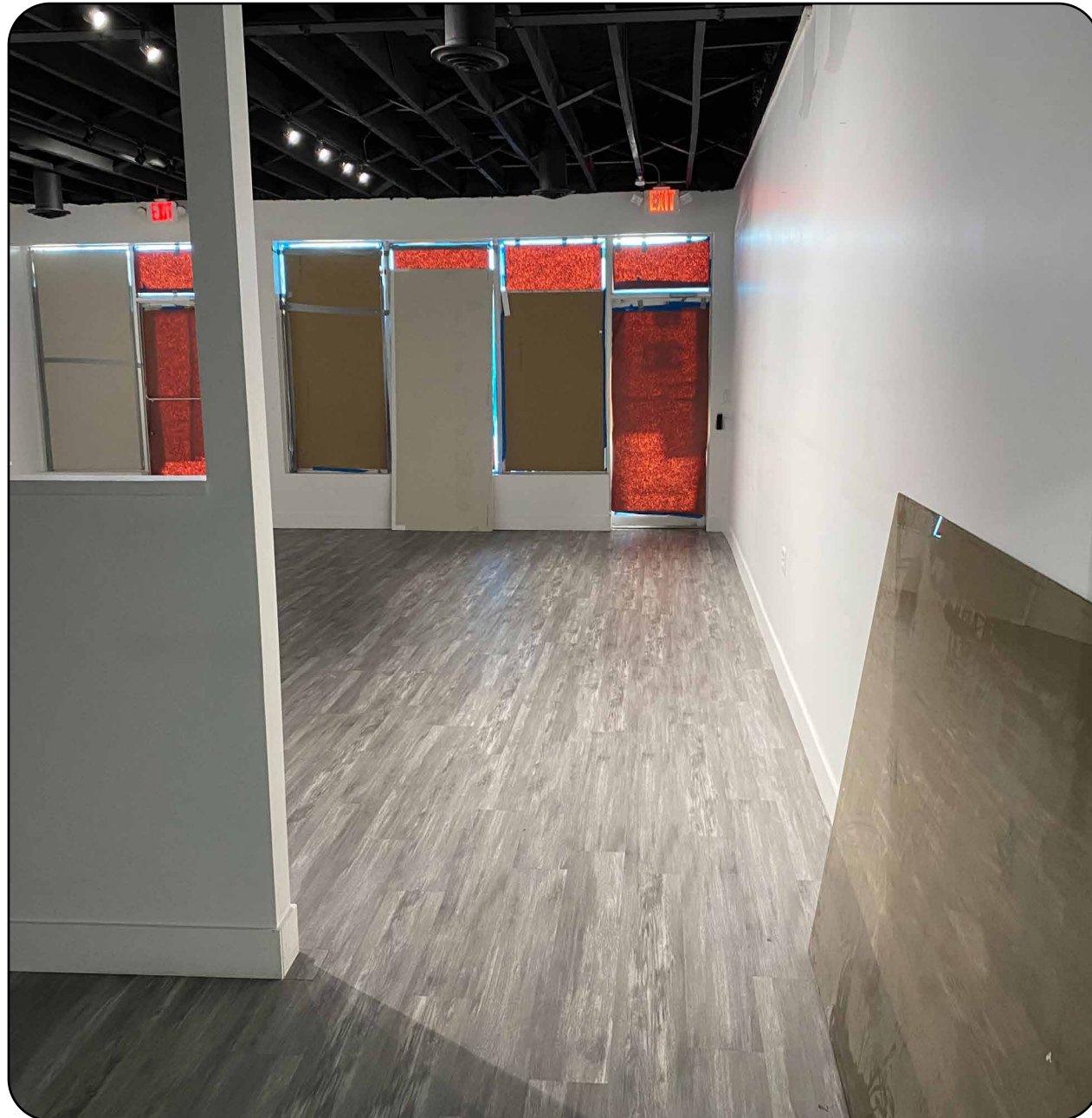


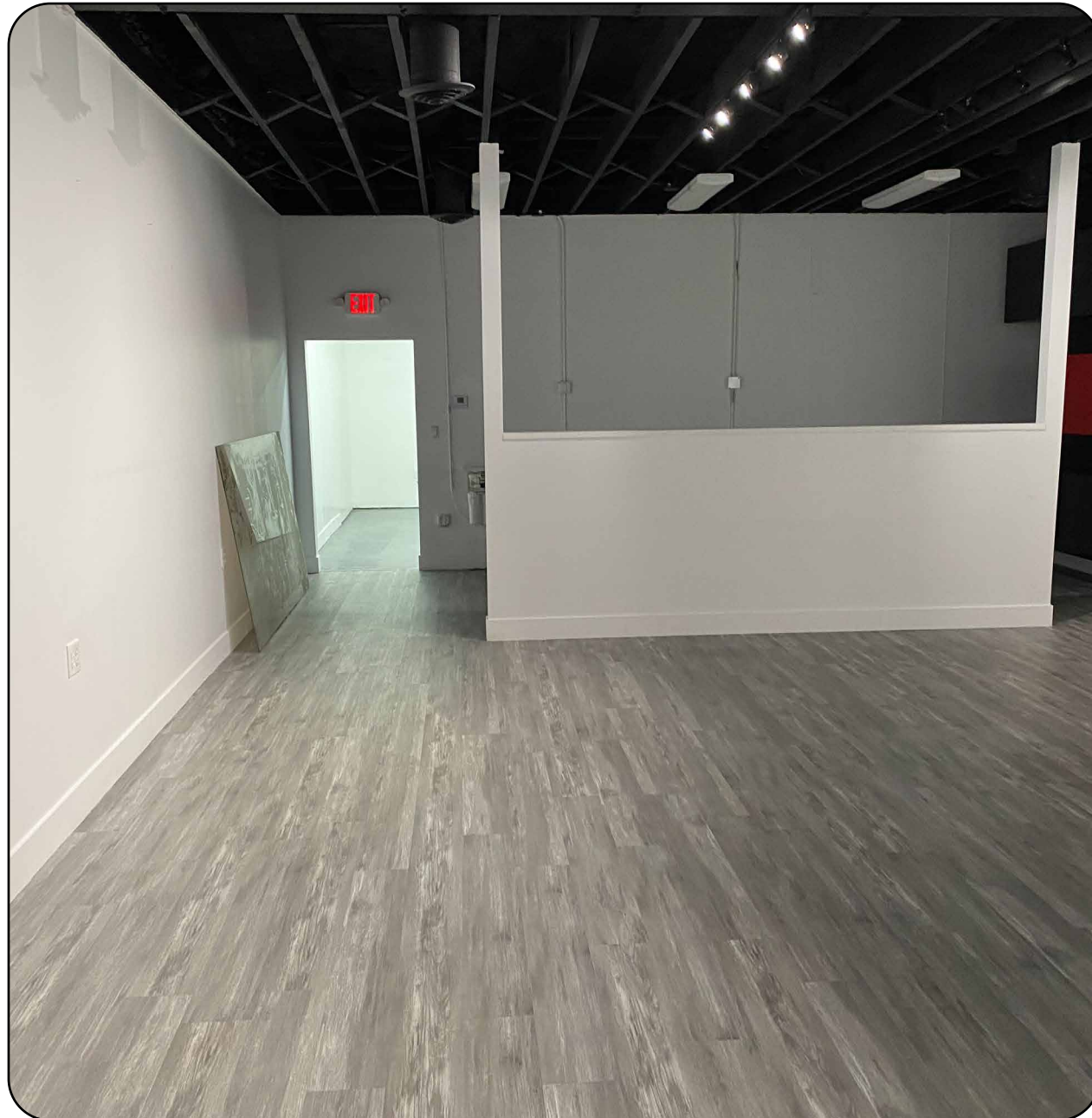
## 308 NW 27 AVE MIAMI, FL 33125

<b>Building Area:</b>	1,500 SF
<b>Zoning:</b>	T6-8-O
<b>Asking Price:</b>	<b>\$36 SF NNN + Sales Tax</b> Modified Gross (includes utilities)

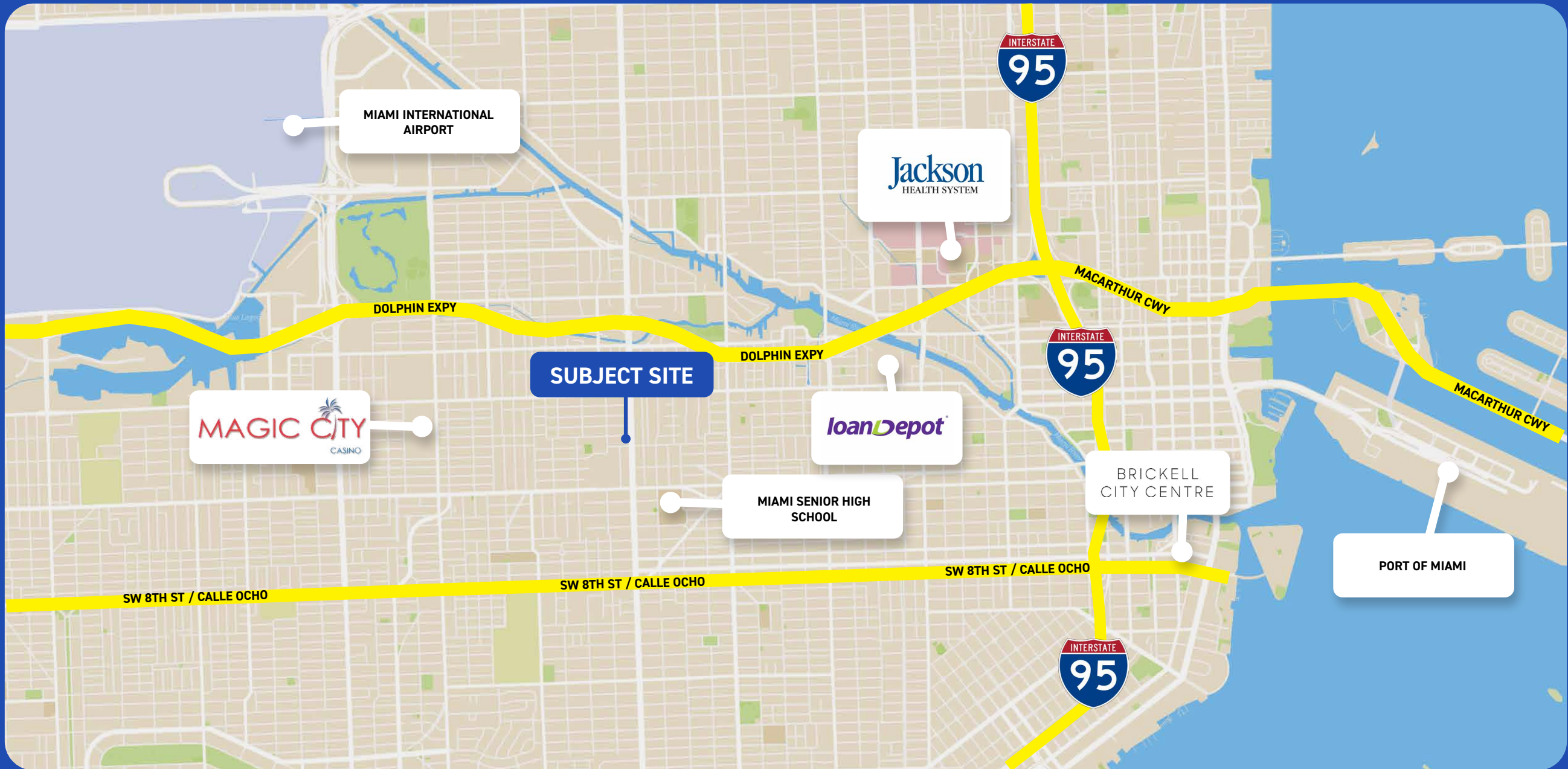
<b>HIGHLIGHTS</b>	<ul style="list-style-type: none"> <li>• 1500+ SF approx of retail space store front facing NW 27 Ave.</li> <li>• Retail in front, Office in middle with 2 roll up bay doors for either covered parking or for business use.</li> <li>• Additional parking in the rear</li> </ul>
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# INTERIOR PHOTOS





# AREA MAP





# APEX

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