



**FOR SALE**

WYNWOOD RETIAL

**55 NW 25TH ST**  
**MIAMI, FL, 33127**





## 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 SALE

APEX Capital Realty is proud to present a new retail opportunity in the heart of the high-demand Wynwood market. The value-add building presents a rare and unique opportunity to own a high-quality investment in one of the most popular districts Miami has to offer.

Zoned T5-O, and encompassed within the NRD-1 overlay, this property carries future development potential up to eight (8) stories. The property's NOI is \$240,000 with an Internationally recognized AAA rated tenant.

Between the dynamic location, the opportunity to own a highly coveted piece of real estate with a Class-A tenant with great income, and the plethora of allowable uses this building presents unparalleled cashflow opportunities.



## 55 NW 25TH ST MIAMI, FL, 33127

<b>Lot Size:</b>	10,900 SF
<b>Leaseable SF:</b>	4,510 SF
<b>Zoning:</b>	T5-O
<b>Max. Height</b>	5 Stories (8 Stories w/ Bonuses)
<b>Max. Density:</b>	150 Units / Acre
<b>Max. Buildable Area:</b>	43,600 BSF
<b>Asking Price:</b>	<b>\$8,000,000</b>

\*Density can be increased by up to 50% additional if building units smaller than 650 SF and by contributing \$20K per unit to the Public housing trust fund.

## TENANT PROFILE



EZA SUR Brewing Co. is a Miami-born craft brewery with Latin American roots. We're all about great Brews and Hella Good Vibes! Our team is as culturally diverse as our city of birth and we are proud of our vibrant Latin roots. Flavorful and sessionable beers are our focus, perfect for Miami's hot summers and mild winters. From Craft Lagers and IPAs to Sours, we stay true to cerveza artesanal. We also serve Brazilian Chopp [schoh-pee], the highly regarded Brazilian ice-cold and crisp Lager. Want to explore?

Our Fusion Beer cocktail Bar and our Micheladas will not disappoint. Thirsty and Hungry?

Pair your beer with a bite from Chi-Fa, the Chino-Peruvian food truck parked on our patio.



## INCOME BREAKDOWN

<b>Tenant:</b>	Veza Sur
<b>NOI:</b>	\$240,000
<b>Type:</b>	NN
<b>Lease Start:</b>	08/2017
<b>Lease End:</b>	07/2028
<b>Option Term:</b>	One (1) Five year option at Fair Market Value. Tenant currently paying rent on 3,708 SF. At option period Tenant to begin paying on 4,500 SF adjusted to Fair Market Value
<b>Price PSF:</b>	\$64.73 PSF
<b>Annual Increases:</b>	3%

\*Assumption of CMBS loan required. Inquire with broker for more information.

# DEVELOPMENT ANALYSIS



<b>Maximum Lot Coverage:</b>	80%
<b>Residential Density:</b>	150.00 Du / Acre
<b>Maximum Height - Stories:</b>	5
<b>Minimum Height - Stories:</b>	2
<b>Maximum Built Area Allowed:</b>	43,600 ft <sup>2</sup>
<b>Max. Buildable Area:</b>	43,600 BSF
<b>Maximum Building Footprint:</b>	8,720 ft <sup>2</sup>
<b>Maximum Residential / Lodging or Commercial Area Allowed:</b>	43,600 ft <sup>2</sup>
<b>Maximum Residential Units Allowed:</b>	38
<b>Maximum Lodging Rooms Allowed:</b>	76



NW 25TH ST

# EXTERIOR PHOTOS







**WYNWOOD**

**SUBJECT  
SITE**

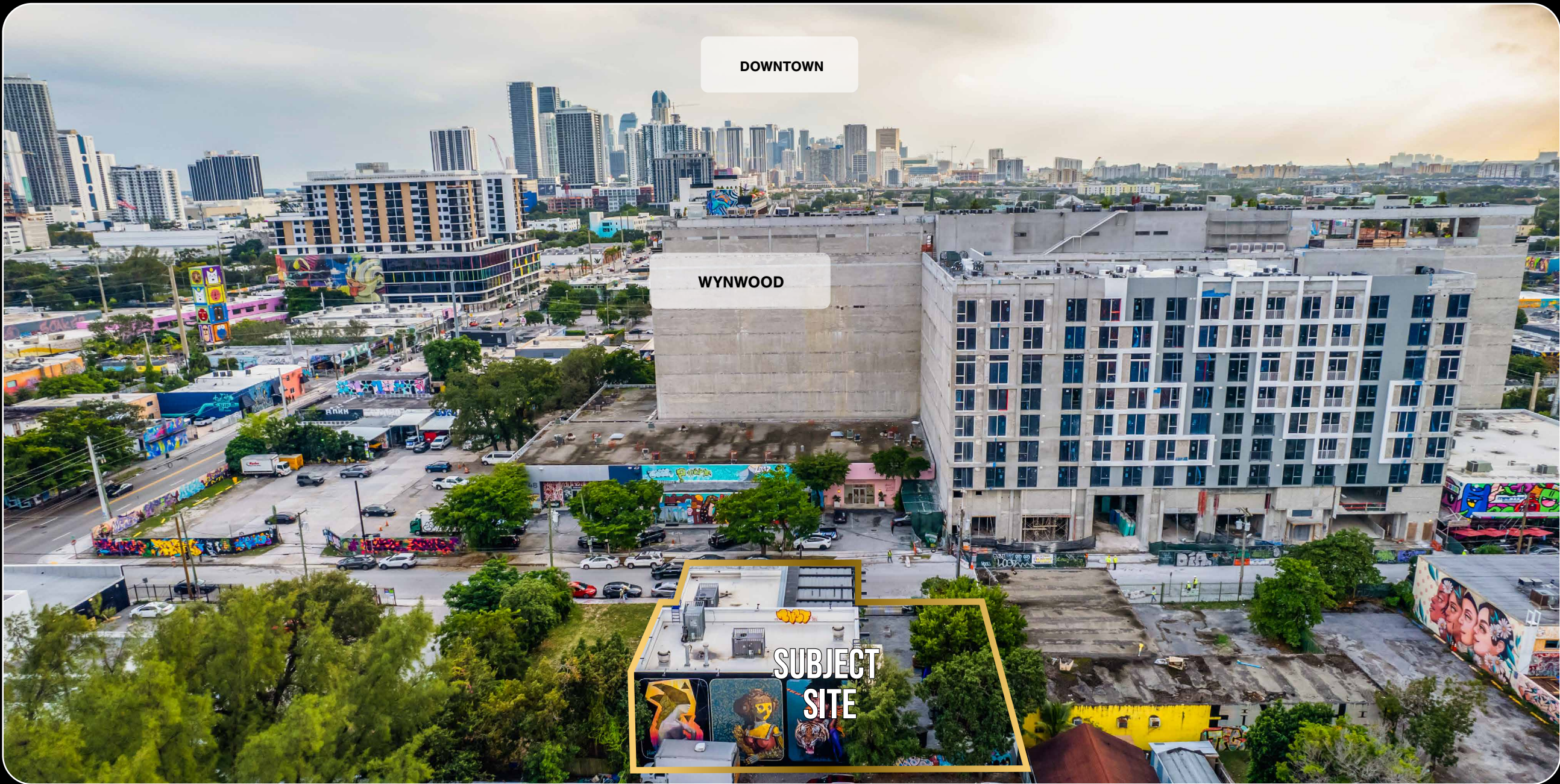


EDGEWATER

WYNWOOD

SUBJECT SITE



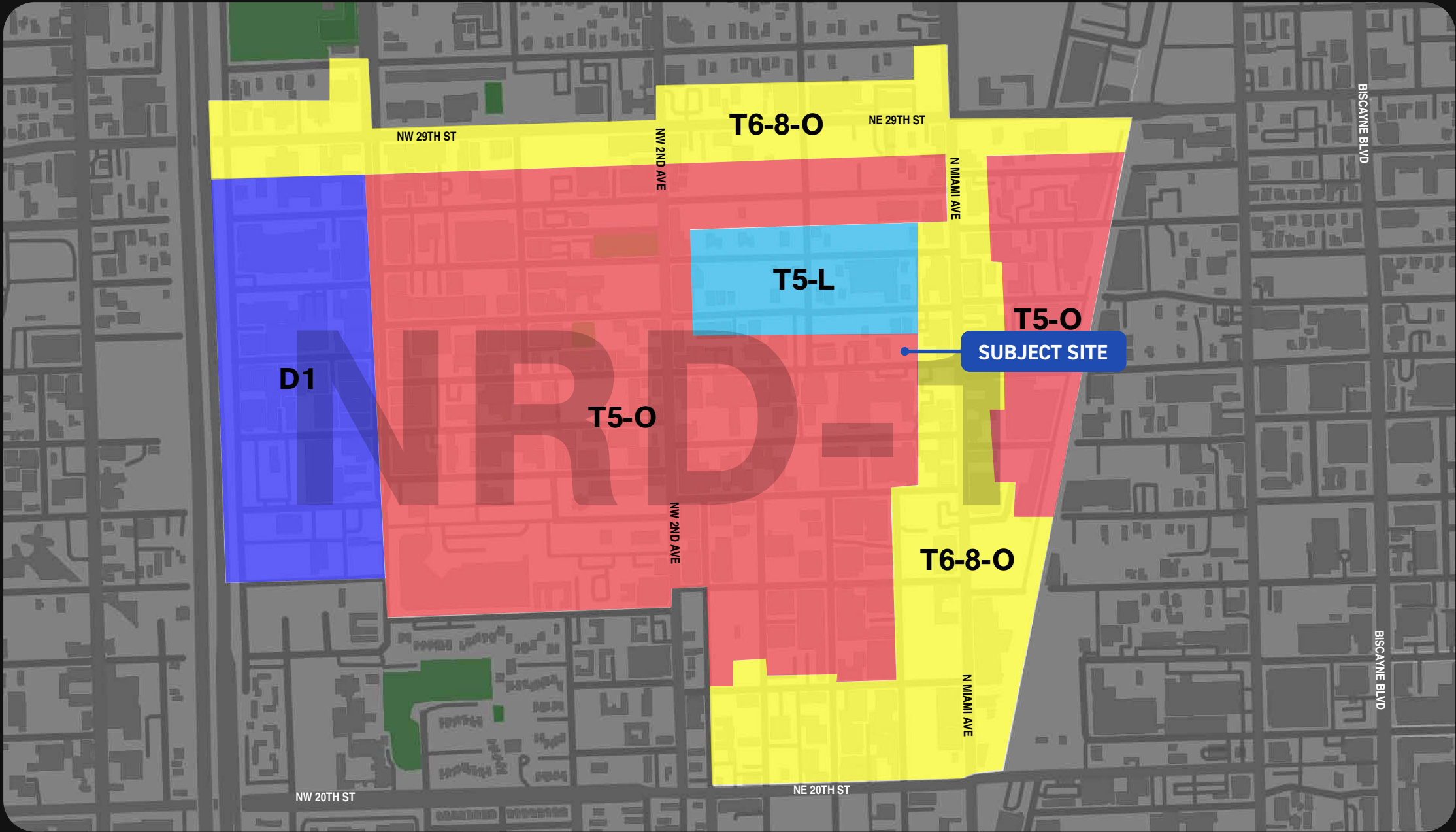


**DOWNTOWN**

**WYNWOOD**

**SUBJECT  
SITE**

# WYNWOOD NRD-1 ZONING MAP



# LOCATION HIGHLIGHTS

Located in Wynwood, Miami, the coolest neighborhood in the world according to Google, Vogue, Forbes, Timeout, The Independent, and more. Wynwood is Miami Arts District and home to hundreds of the city's best restaurants, cafes, shops, and entertainment venues. Once the center for manufacturing and logistics in Greater Miami, Wynwood is comprised of predominantly mid-century industrial manufacturing warehouses. After the industrial real estate market moved West to the Doral and Medley, Wynwood's landscape began to change.

Forward-thinking property owners renovated old buildings and marketed them to retailers and creative office users, transforming the neighborhood into an epicenter for the arts and culture. Wynwood's Property owners got together in 2013 and created the Business Improvement District (BID), a vehicle to create initiatives to preserve Wynwood's character and reinvest in the neighborhood. Arguably the best initiative the BID created was the Neighborhood Revitalization District (NRD) rezoning in 2015, which drastically changed the zoning's density and intensity, making development feasible in the district.

Today, Wynwood is one of Miami's most active development areas, with multiple multi-family projects being delivered now, or in the planning/ construction stages, as well as 900,000 SF of office space under construction with another 400,000 SF planned, over 1M SF of existing retail space and another 600,000 SF in the pipeline. Absorption rates are some of the highest in the city, making Wynwood a booming neighborhood with a lot of future potential.





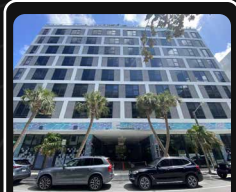
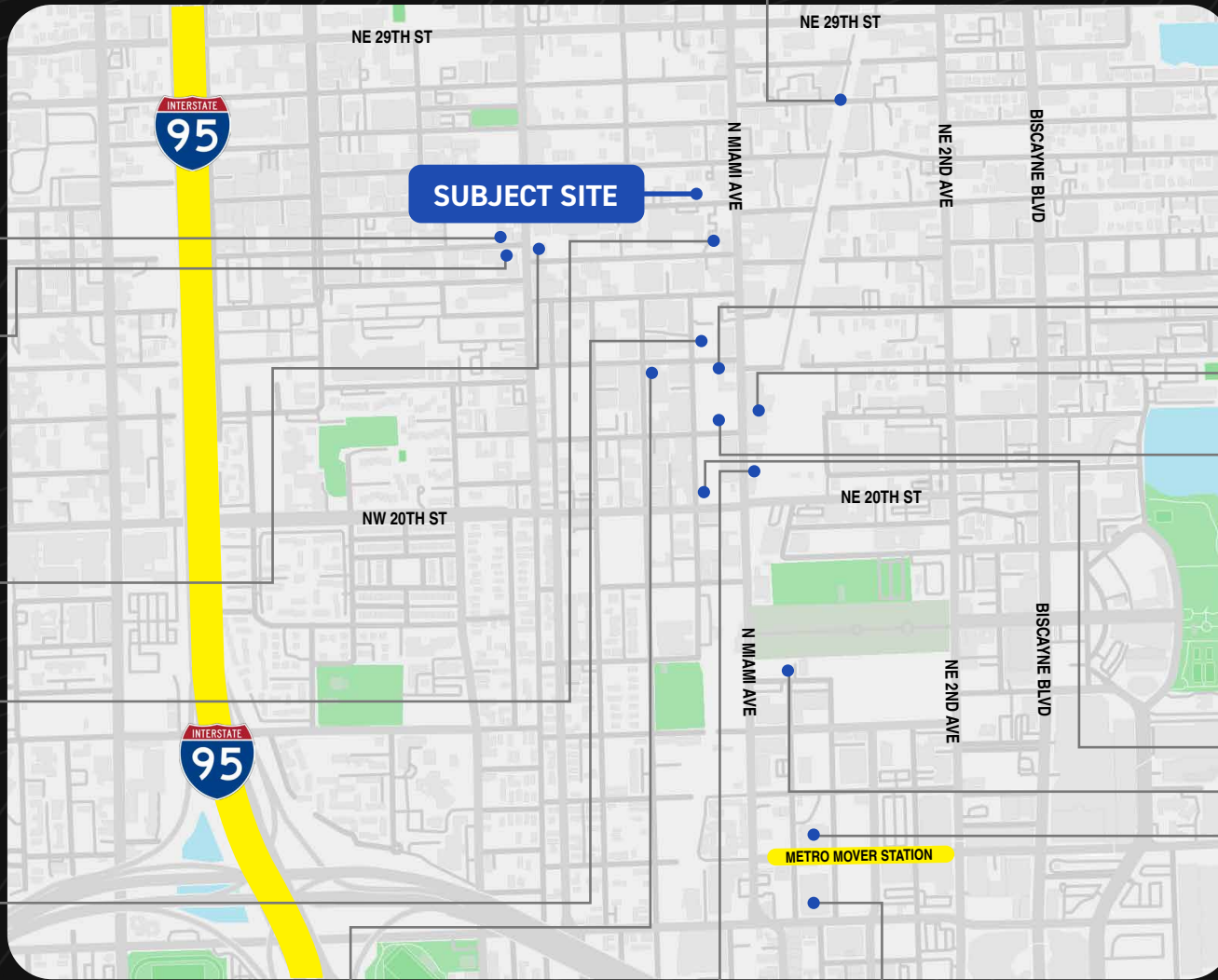
# DEVELOPMENTS NEARBY



**WYNWOOD STATION**  
PROPOSED TRAIN STATION



**THE ANNEX**  
65,000 SF MIXED-USE



**CUBE WYNWD**  
MIXED-USE DEVELOPMENT



**SOCIETY WYNWOOD**  
289 UNITS



**AMLI WYNWOOD**  
Mixed-Use | 388 Units



**ARLO WYNWOOD**  
217 HOTEL ROOMS



**RELATED PROJECT**  
860,880 SF MIXED-USE DEVELOPMENT



**STRATA WYNWOOD**  
Mixed-Use | 257 Units



**BAZBAZ**  
MIXED-USE DEVELOPMENT



**WYNWOOD CROSSINGS**  
PROPOSED DEVELOPMENT



**ART PLAZA**  
617 UNITS



**WYNWOOD HAUS**  
224 UNITS



**WYNWCATCHER**  
34,000 SF MIXED-USE DEVELOPMENT



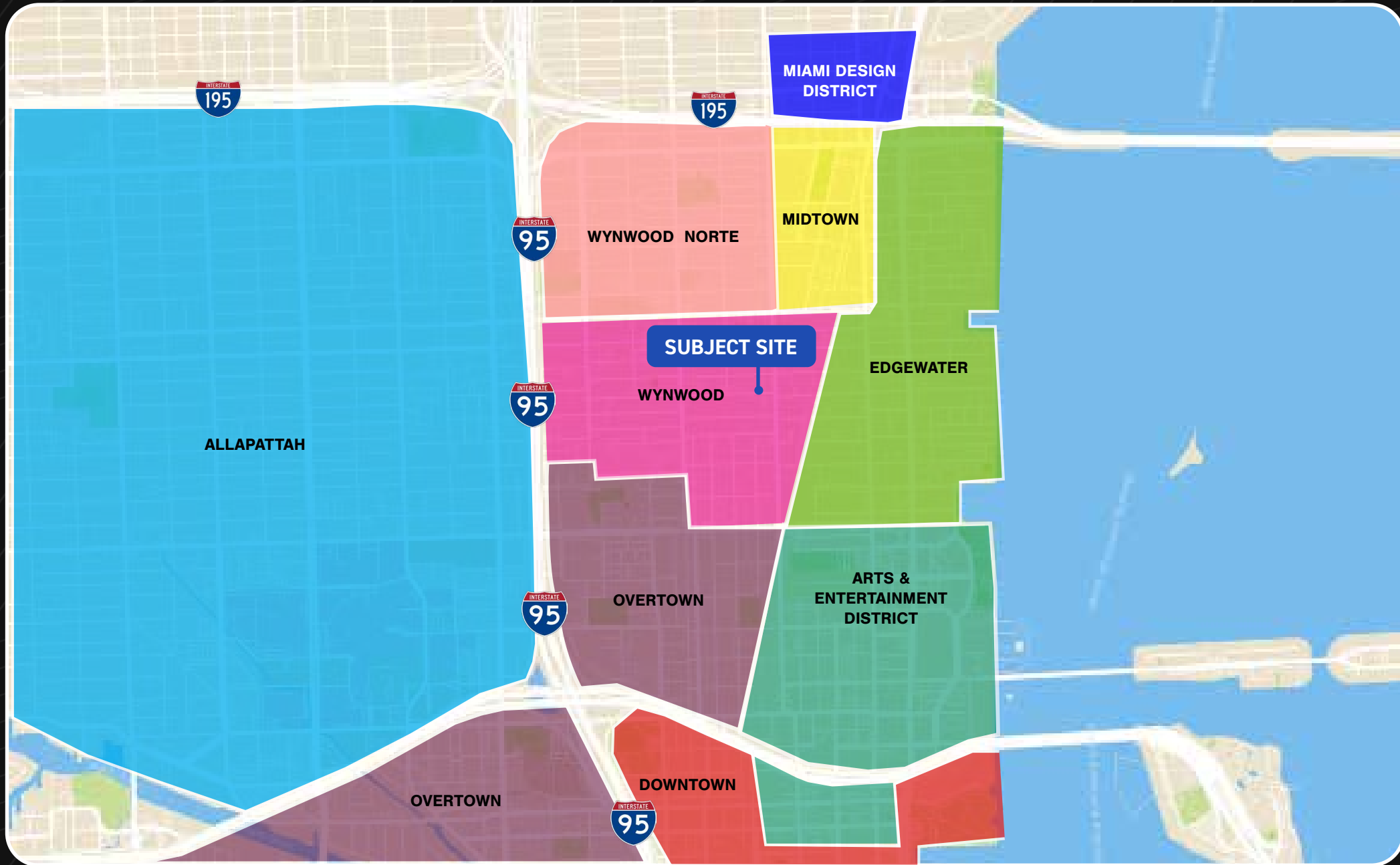
**WYNWOOD WORKS**  
104 Units



**SQUARE STATION**  
710 UNITS



# LOCATION MAP





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