



**FULLY APPROVED
MULTIFAMILY DEVELOPMENT SITE
ALLAPATTAH**

**2323 NW 36TH ST
MIAMI, FL 33142**



APEX
CAPITAL REALTY

ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists who possess a unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. 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 ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



ADVISORS

RON MANN

Commercial Advisor

305 490 1404

Ron@apexcapitalrealty.com

FRANCISCO RODRIGUEZ

Commercial Advisor

718 216 6150

Francisco@apexcapitalrealty.com

PROPERTY DESCRIPTION

FULLY APPROVED MULTIFAMILY DEVELOPMENT SITE

APEX Capital Realty is proud to present a 35,257 SF Allapattah development site, abutting the highly trafficked NW 36th street corridor. The site benefits from high-density T6-8-0 zoning, which allows for 150 units per acre (121 buildable units as of right). Maximum height would allow up to 12 stories with a gross buildable square footage of 176,285 square feet (220,356 SF with bonuses).

Located directly on one of the major East-West Corridors in Miami, the parcels proximity to the Health District, Wynwood, Miami International Airport and Downtown Miami makes it one of the more desirable areas for multifamily growth in the region. Close to major public transportation hubs, the area provides additional access to Miami's growing workforce sector and makes this site ideal for addressing the overwhelming market need for housing in the Allapattah neighborhood.

Zoning	T6-8-0
Lot Size	35,257 SF
Gross Building SF	171,578 SF (w/bonus: 220,356 SF)
Max Density	121 Units
Max Height	12 Stories
Asking Price	\$4,950,000



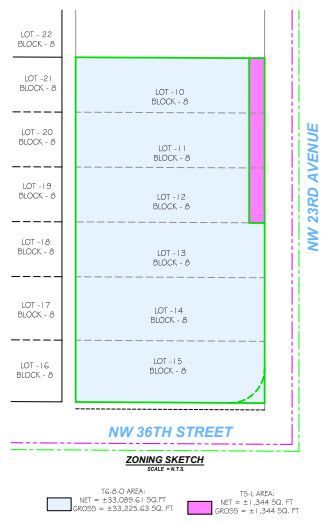
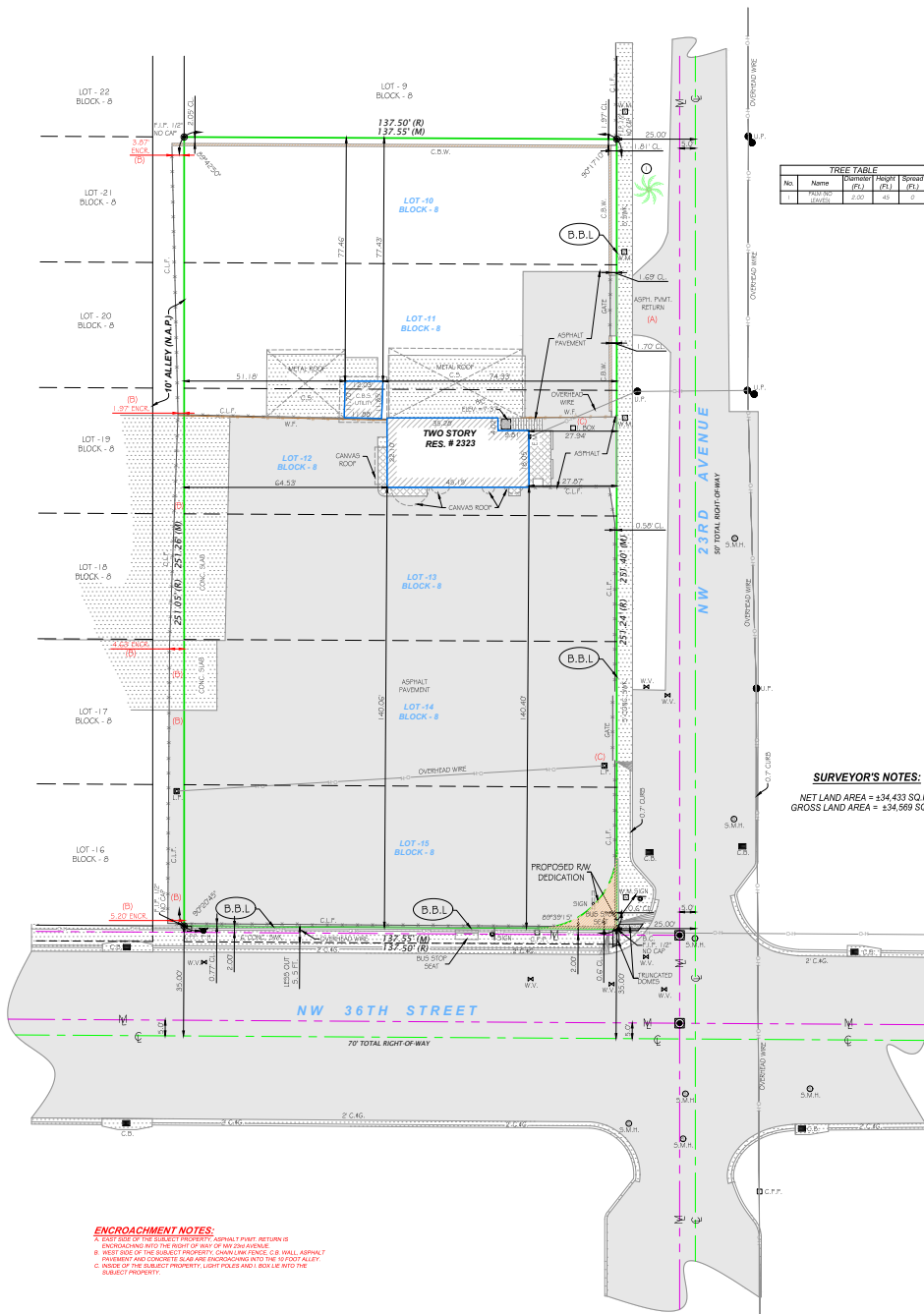


RENDERINGS



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. ©2023-2024 APEX CAPITAL REALTY LLC.

RON MANN | COMMERCIAL ADVISOR | 305 490 1404
FRANCISCO RODRIGUEZ | COMMERCIAL ADVISOR | 718 216 6150



SURVEY

SOUTH EAST VIEW

DOWNTOWN MIAMI

5 MILES AWAY

WYNWOOD

2.4 MILES AWAY

HEALTH DISTRICT

2.4 MILES AWAY

NW 36TH ST



EAST VIEW

**EARLINGTON HEIGHTS
METRORAIL STATION**

0.5 MILES AWAY

EDGEWATER

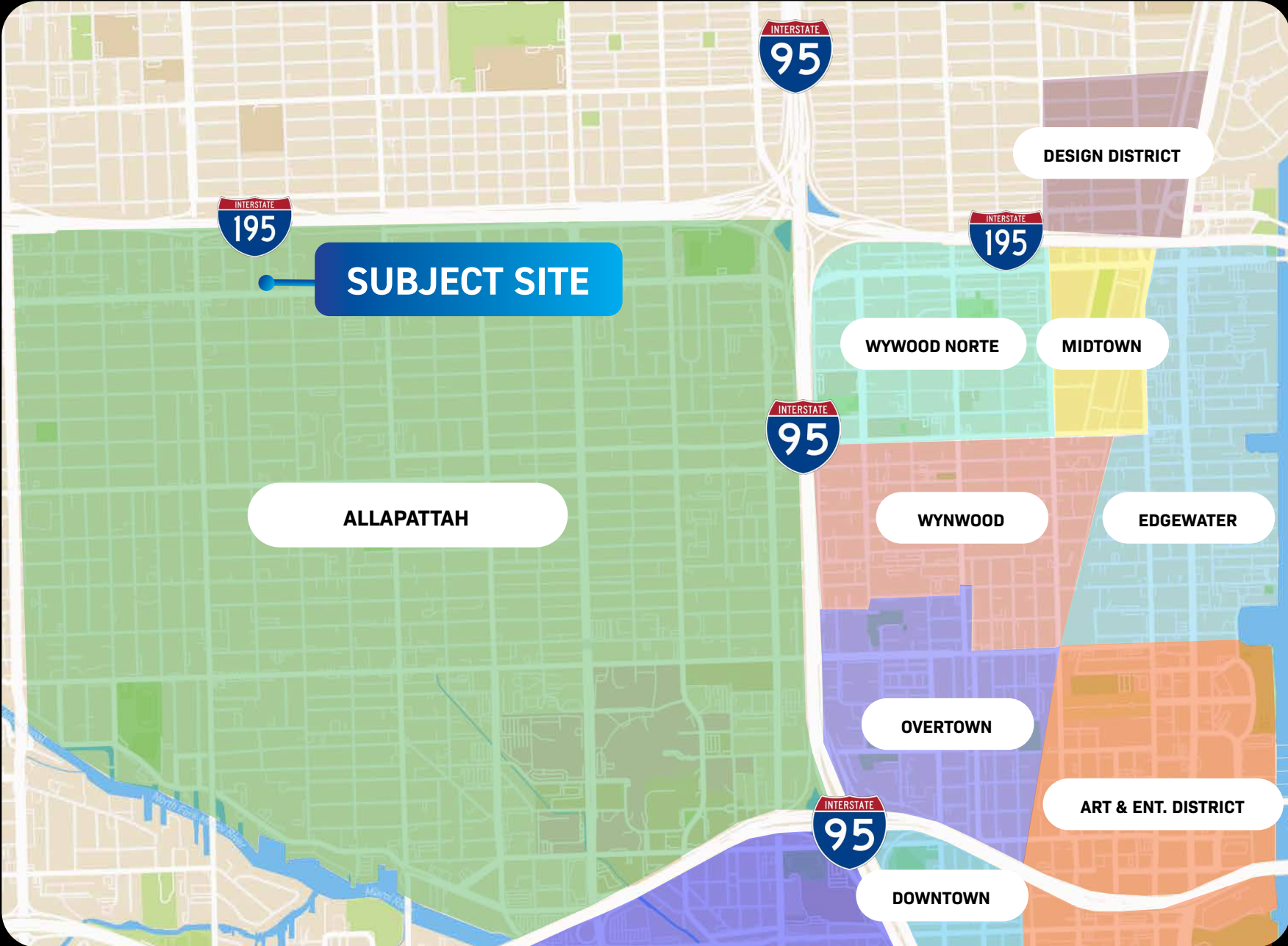
3.2 MILES AWAY

WYNWOOD

2.4 MILES AWAY



LOCATION MAP



HEALTH DISTRICT



The Health District in Miami is a bustling and dynamic neighborhood that is home to some of the most prestigious healthcare facilities in the United States. Located next to the growing Allapattah neighborhood, the Health District covers an area of approximately 2.3 square miles and is home to more than 30 medical institutions, including hospitals, research centers, educational centers.

One of the most notable institutions in the Health District is the University of Miami Miller School of Medicine, which is considered one of the top medical schools in the country. The school is home to a number of cutting-edge research programs, including studies on cancer, cardiovascular disease, and neurology.

Other notable facilities in the Health District include Jackson Memorial Hospital, Miami VA Healthcare System, and Bascom Palmer Eye Institute. These facilities provide a wide range of medical services to patients from all over the world.

THE ALLAPATTAH NEIGHBORHOOD

The Allapattah neighborhood in Miami has become a popular destination for developers looking to invest in multifamily housing. The area's strategic location and growing demand for affordable housing are the driving forces behind this trend

Allapattah is situated in close proximity to downtown Miami and other key neighborhoods, making it an ideal location for those looking for convenient access to the city's amenities. Additionally, the area's diverse population and vibrant arts scene have contributed to its appeal among young professionals and families.

In response to the rising demand for affordable housing, developers are investing heavily in Allapattah.

New multifamily developments are coming online throughout the neighborhood, offering a range of housing options and lifestyles for residents.

At the same time, older properties in Allapattah are also undergoing extensive renovations, leading to a mix of new and refurbished properties that cater to a diverse range of tenants.





APEX
CAPITAL REALTY

RON MANN

Commercial Advisor

305 490 1404

Ron@apexcapitalrealty.com

FRANCISCO RODRIGUEZ

Commercial Advisor

718 216 6150

Francisco@apexcapitalrealty.com

561 NE 79 ST, Suite 420

Miami FL 33138

305 570 2600

www.apexcapitalrealty.com

