



**FOR SALE**

ALLAPATTAH VALUE-ADD FLEX WAREHOUSE

**1611 NW 38TH ST  
MIAMI, FL 33127**



**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 which possess an 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

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# OFFERING SUMMARY

**1611 NW 38TH ST, MIAMI, FL 33127**

Amazing opportunity to buy a nearly 3,000 SF flex space in the upcoming Allapattah neighborhood at an opportunistic price point. The property boasts an open layout and over 20 foot ceilings, allowing for a wide variety of uses for both investors and owner users. Flex spaces of this size are in incredibly high demand which would allow for a fairly easy lease up of the property.

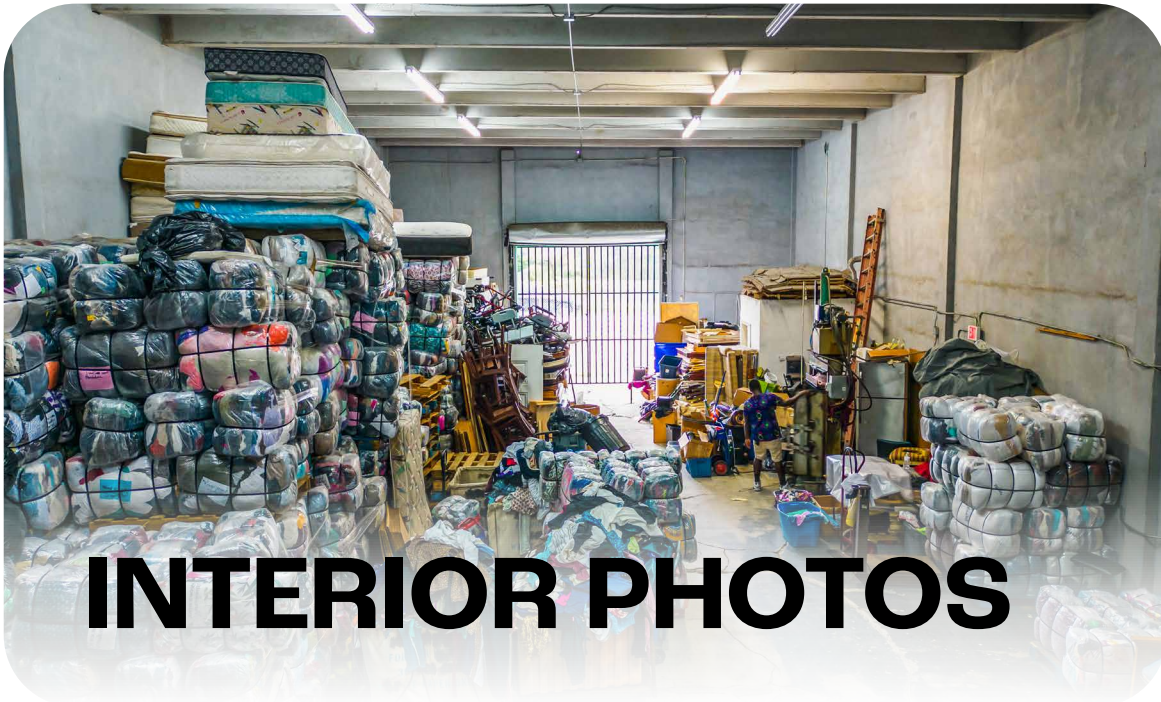
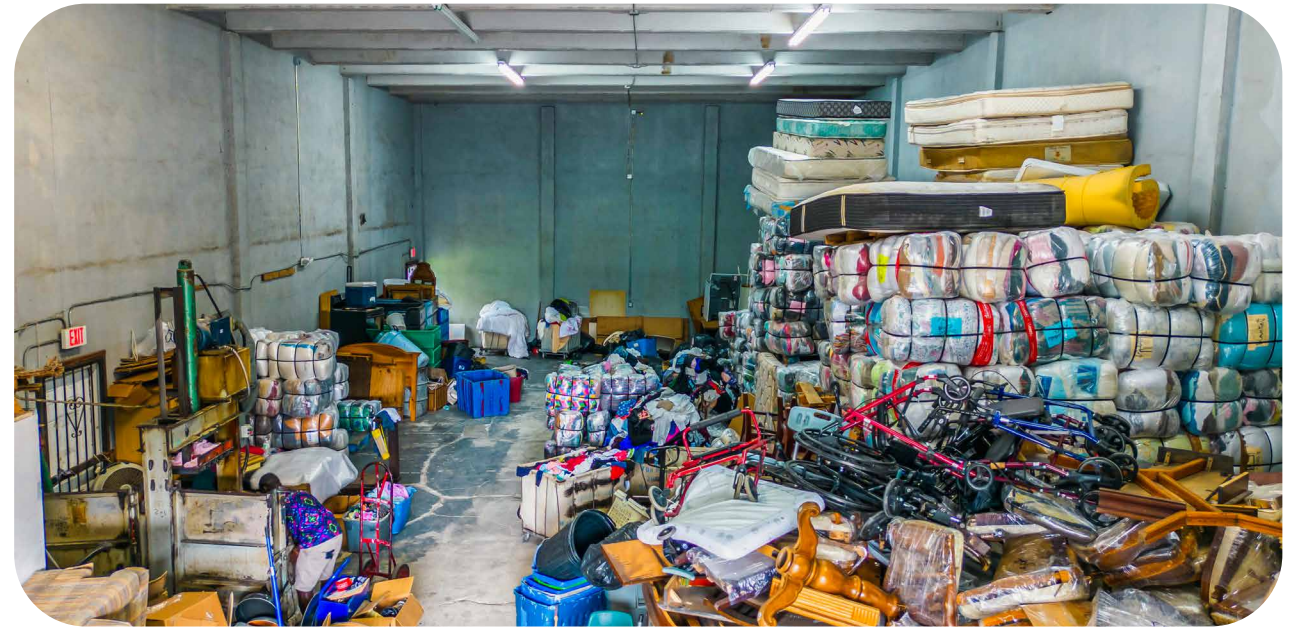
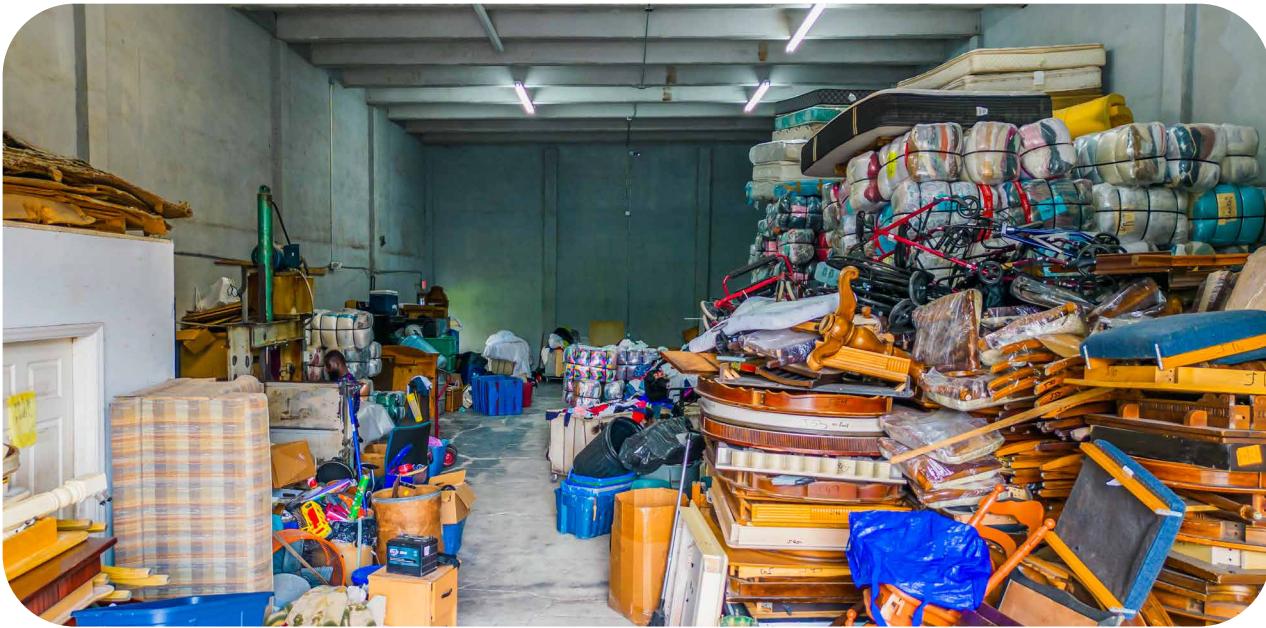
The property is also located in close proximity to the heart of Miami and has zoning to build up to 8 stories of multi-family or mixed-use development, allowing anyone who purchases it to cash in on the sure appreciation of the area. The property is also located 30 feet above sea level.

<b>Building Size</b>	2,880 SF
<b>Lot Size</b>	5,840 SF
<b>Ceiling Height</b>	+/- 21 Feet
<b>Year Built</b>	2005
<b>Viable Current Uses</b>	Flex, Office, Retail
<b>Zoning</b>	T6-8-0
<b>Allowed Future Uses</b>	Multi-Family, Office, Retail, Resturant, etc
<b>Allowed Density</b>	20 Units (150 du/acre)
<b>Price</b>	\$900,000

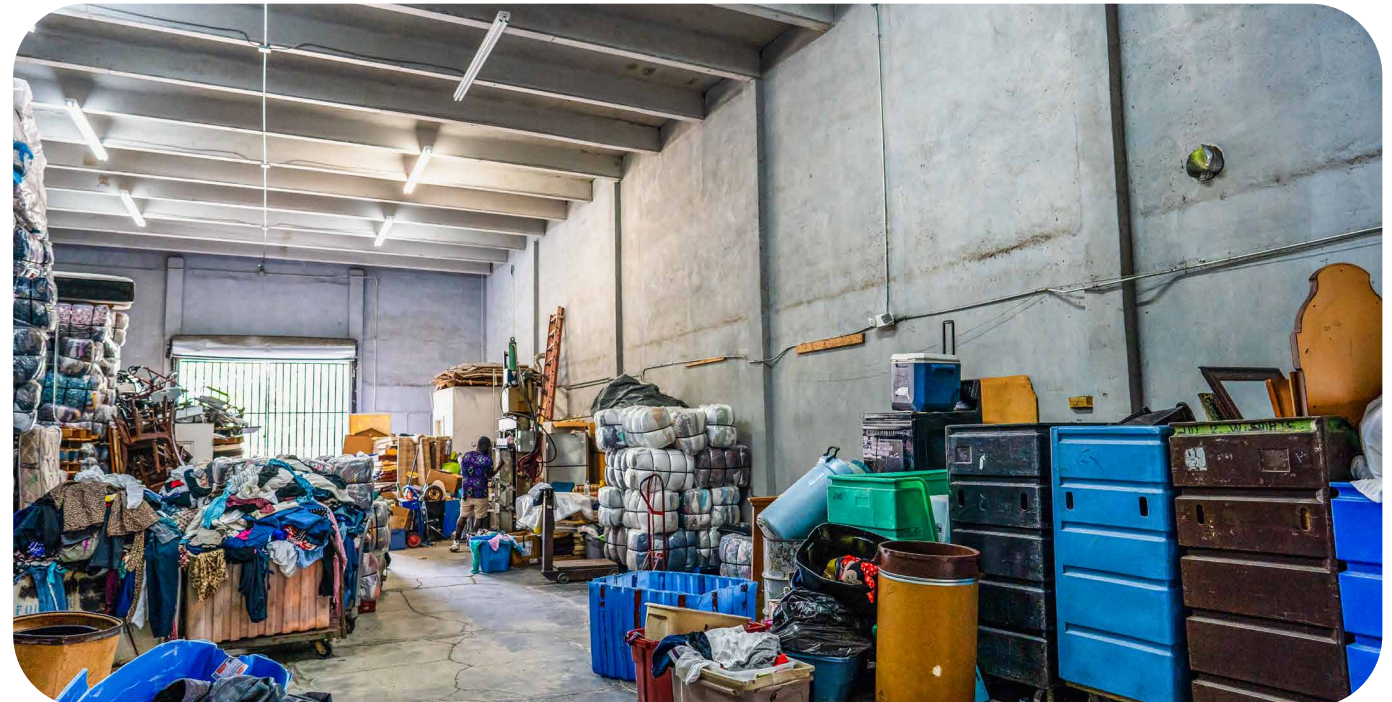




# EXTERIOR PHOTO



# INTERIOR PHOTOS



# EAST VIEW



**MIDTOWN**  
2.1 MILES AWAY

**WYNWOOD**  
1.8 MILES AWAY

**EDGEWATER**  
2.5 MILES AWAY

**DOWNTOWN**  
4.8 MILES AWAY

POWER  
\$ 38 MILLONES  
\$ 51 MILLONES



# SOUTH EAST VIEW

**DOWNTOWN**

**4.8 MILES AWAY**

**WYNWOOD**

**1.8 MILES AWAY**

**EDGEWATER**

**2.5 MILES AWAY**



# BIRD'S EYE VIEW

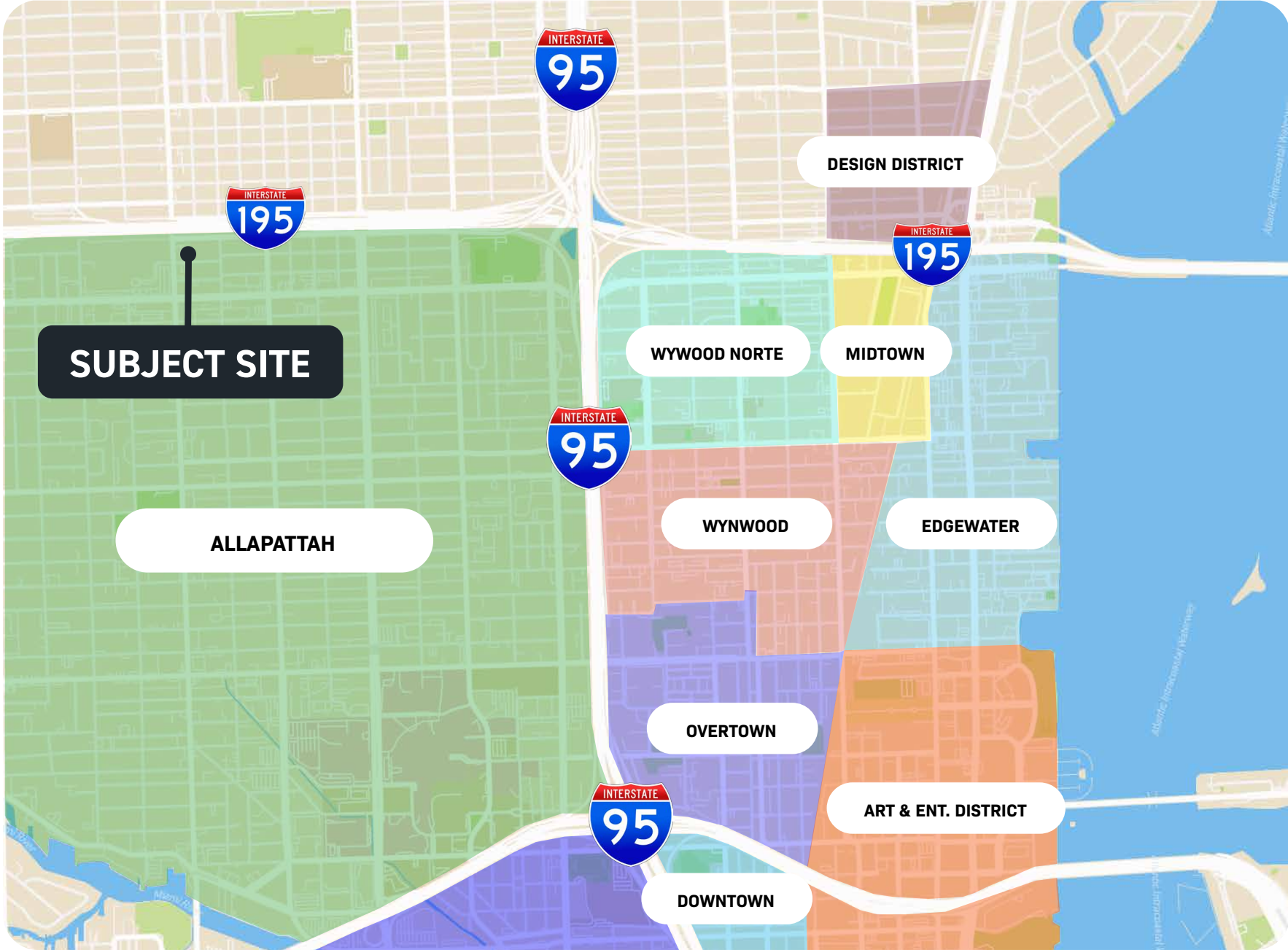




# BUILDING DIAGRAM



# LOCATION MAP





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