



FOR SALE

NEW CONSTRUCTION FLEX CONDO

10890 NW 17TH ST - SUITE 131
SWEETWATER, FL 33172



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.



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OFFERING SUMMARY

10890 NW 17TH ST, SWEETWATER, FL 33172

Apex Capital Realty is proud to introduce a new construction industrial condo for purchase. The condo is ideal for investors and/or owner-users alike. Currently the unit is on a short-term lease to a logistics company.

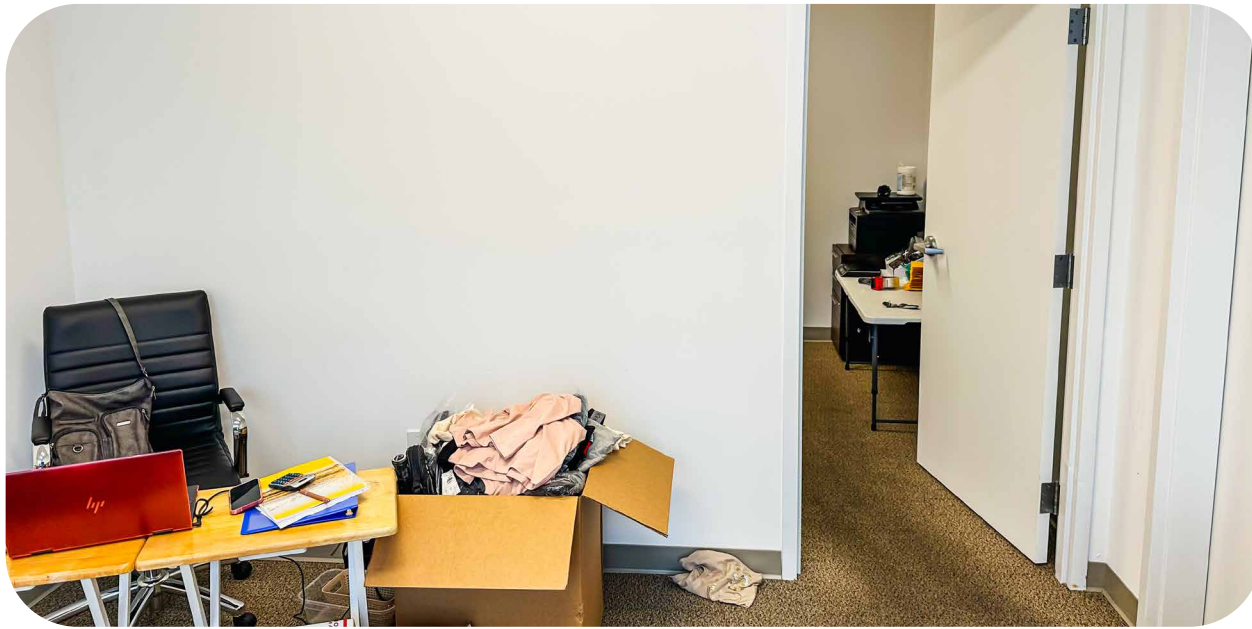
It features a private office space with reception area, air conditioning, Bathroom, Modern lighting, 18+ FT ceilings, grade-level door, glass storefront, and shared parking spaces. The unit is perfect for storage, dispatch, vehicle storage, etc.

Unit 131	1,305 SF
Ceiling Height	18"
Year Built	2021
Property Taxes 2022	\$5,839.51
Current Income	\$39,600 Annually
Monthly Condo Fee	\$527.55
Lease Ends	March 2024
Proforma Income 2024	\$41,760
Asking Price	\$600,000



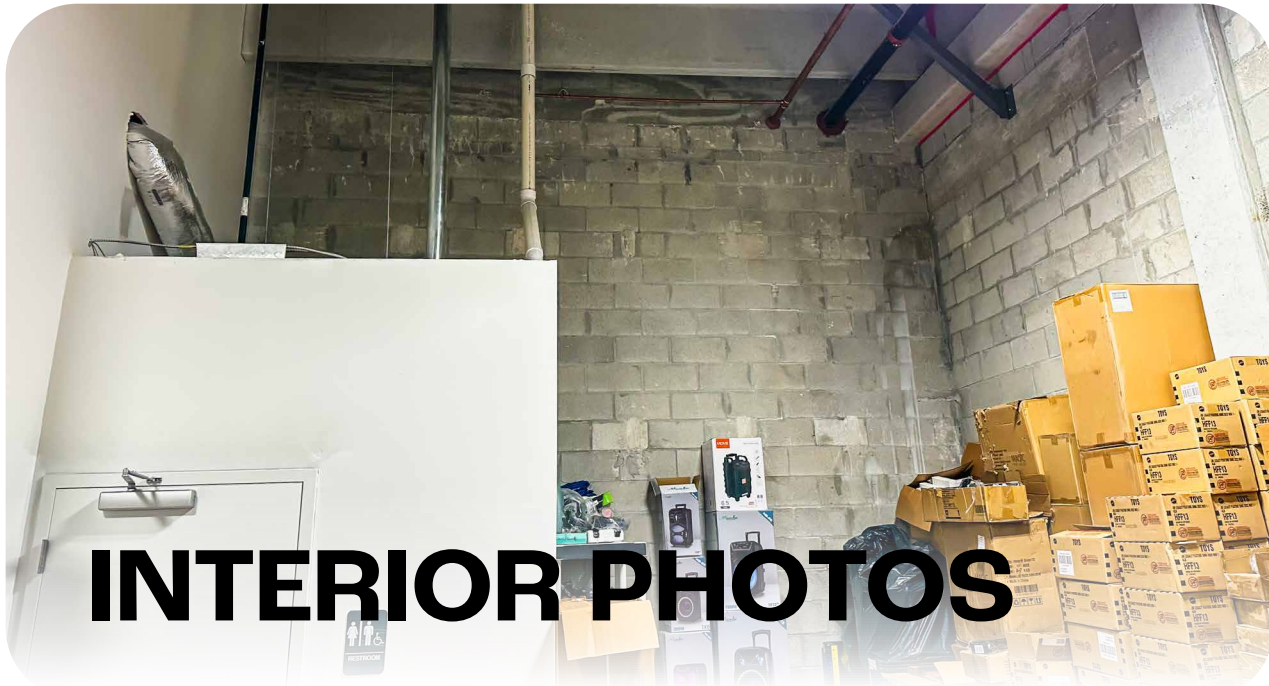
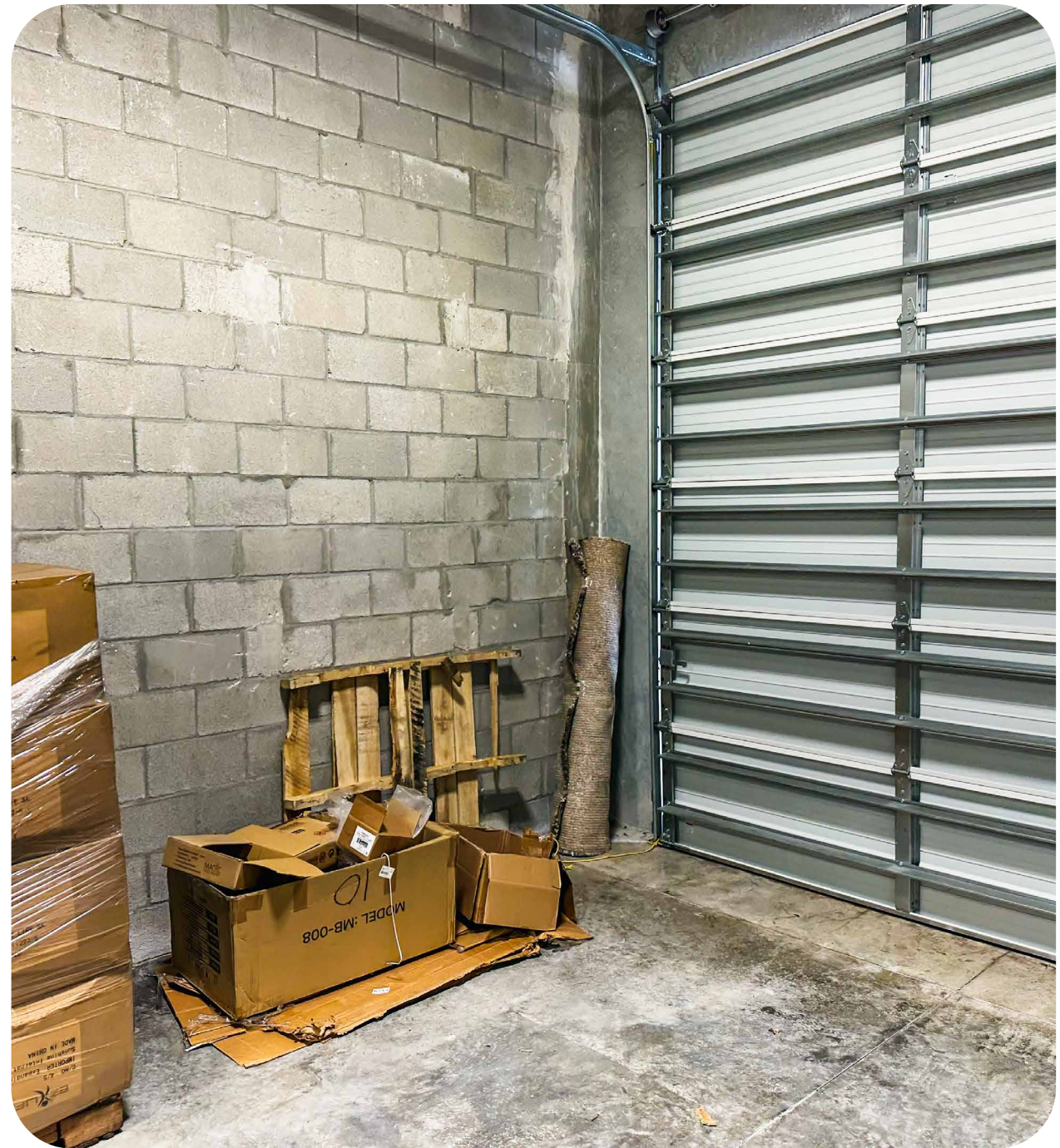
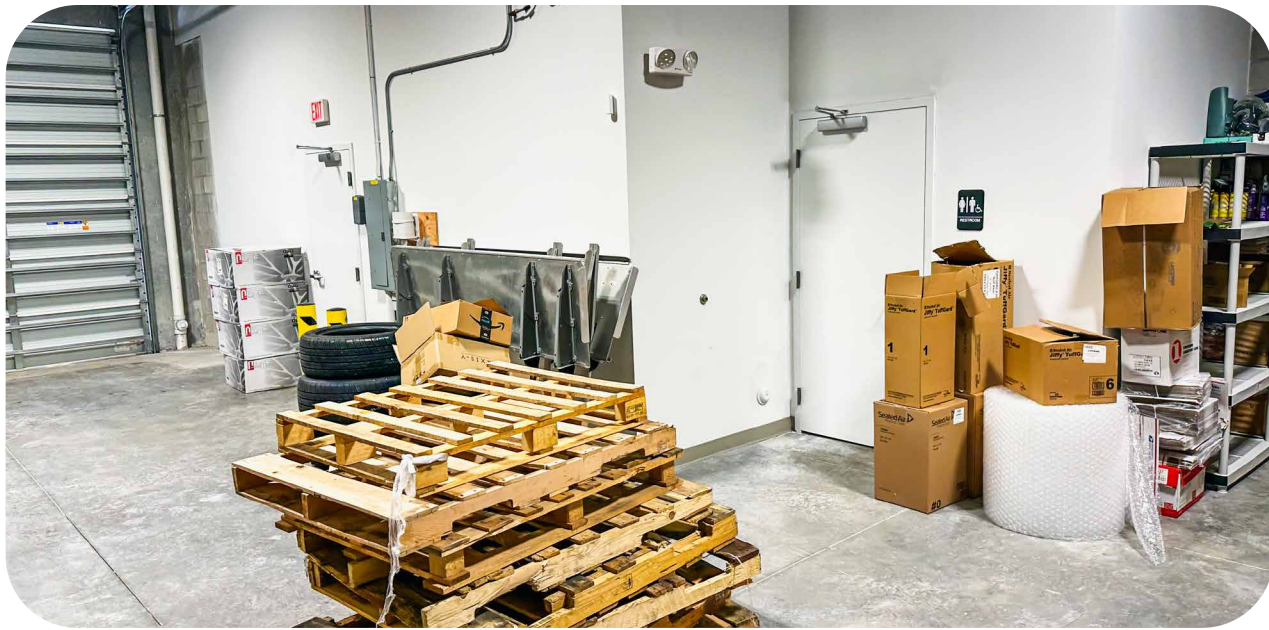
HIGHLIGHTS

- Easy Access to Dolphin Expwy (836), Turnpike, & 826
- Minutes from Miami International Airport
- New Construction
- Oversized Drive In Door
- 250 SF Office Space w/ 1 Bathroom and Full A/C



INTERIOR PHOTOS





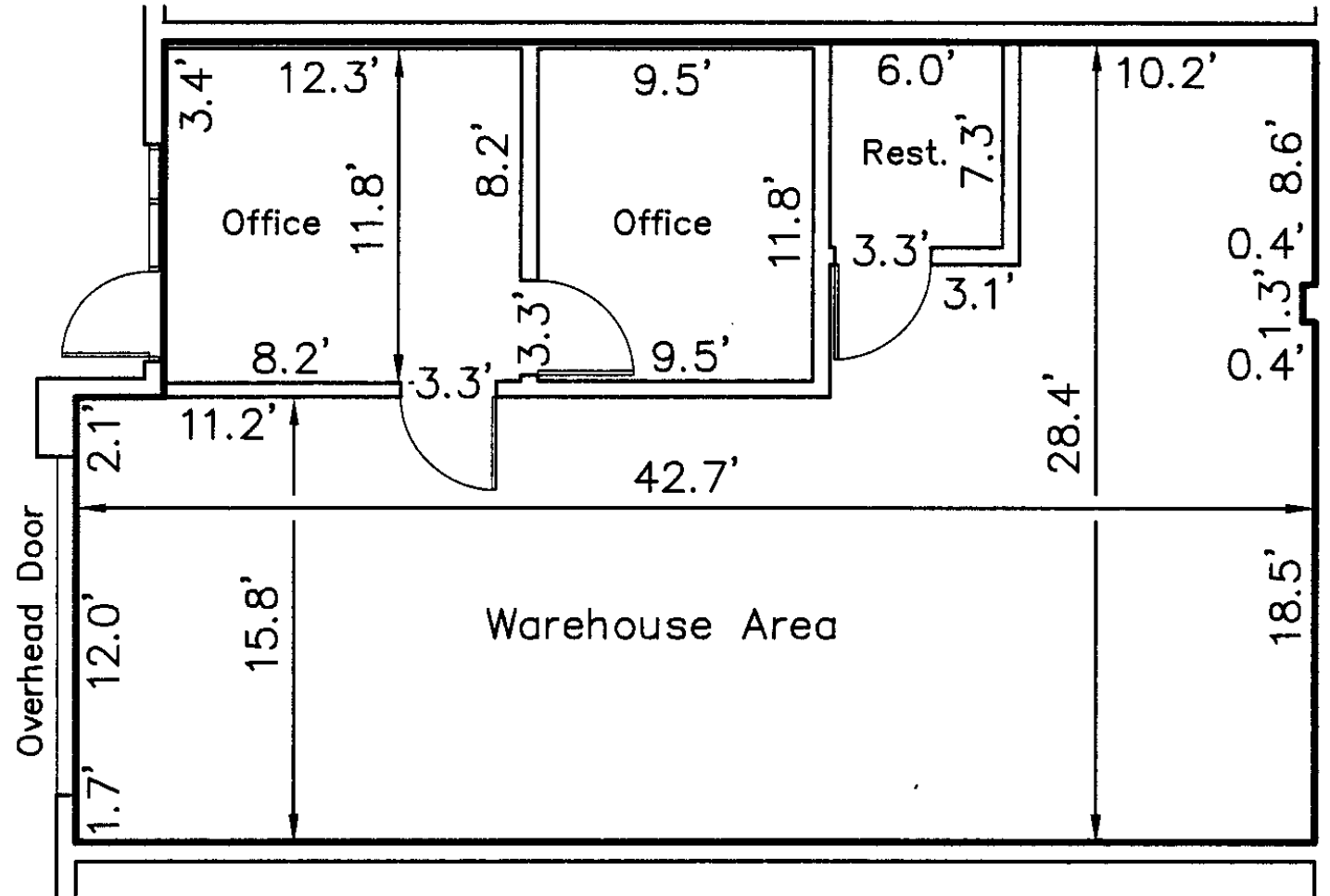
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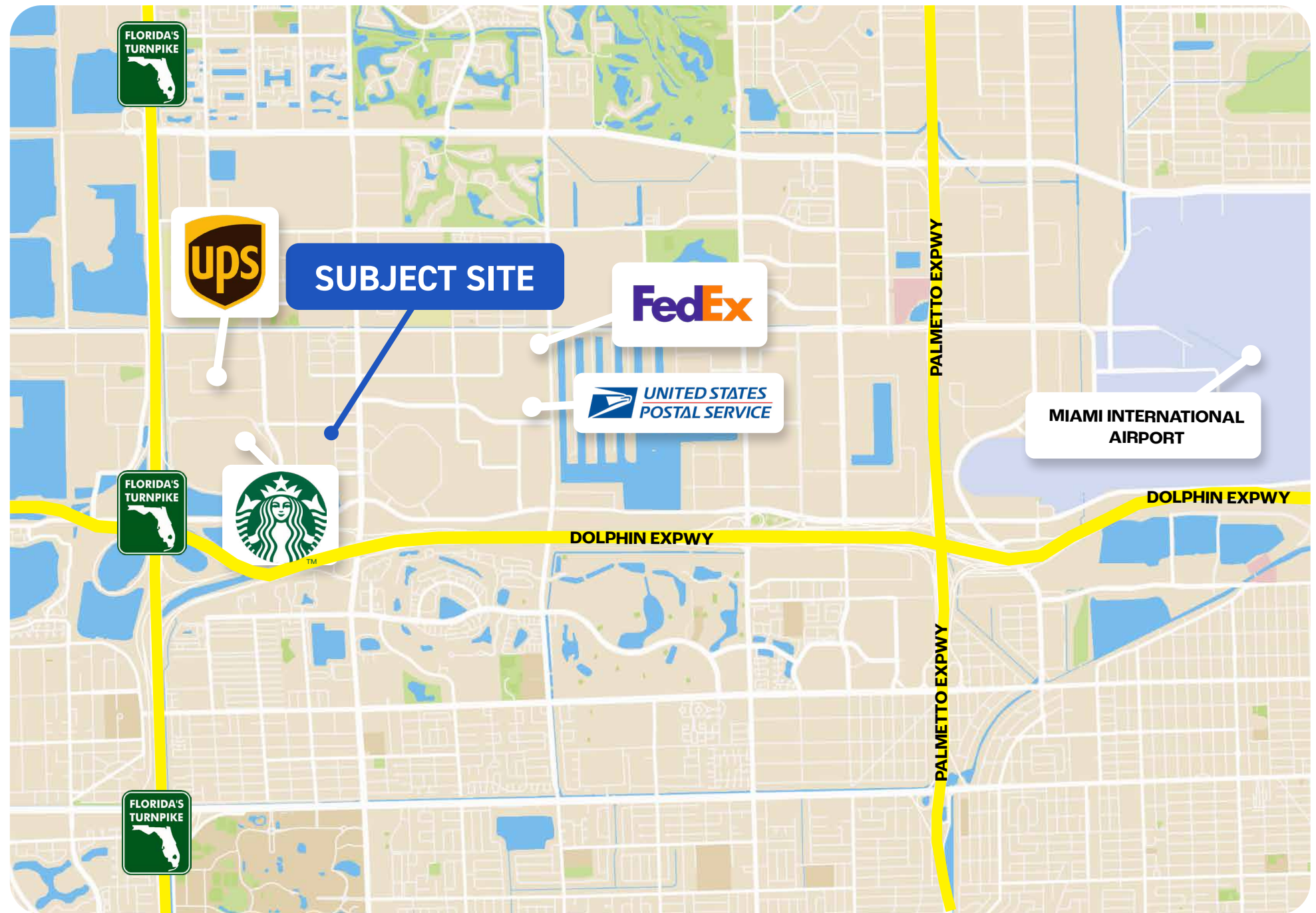
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FLOOR PLAN



RETAIL MAP





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