



FOR SALE

FULLY-LEASED RETAIL BUILDING

**300 NW 27TH AVE
MIAMI, FL 33125**



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

300 NW 27TH AVE, MIAMI, FL 33125

Building Area	8,008 SF
Lot Size	8,976 SF
Max Height	8 Stories
Zoning	T6-8-0
Allowable Uses	Multi-family, Entertainment, Food Service, Office, General Commercial, Lodging, Educational or Civic
Traffic Count	45,500 AADT
Asking Price	\$2,100,000

Apex Capital Realty is delighted to present an exceptional investment opportunity to acquire a fully leased 3-bay retail space on the bustling 27th Avenue Corridor. Situated in the heart of Little Havana, this value-add retail building offers great potential in a prime location. The building is currently leased to a national anchor tenant (Bank of America), Insurance Firm, and a Yogurt Distribution company. All leases are set to expire/renew in 2024.

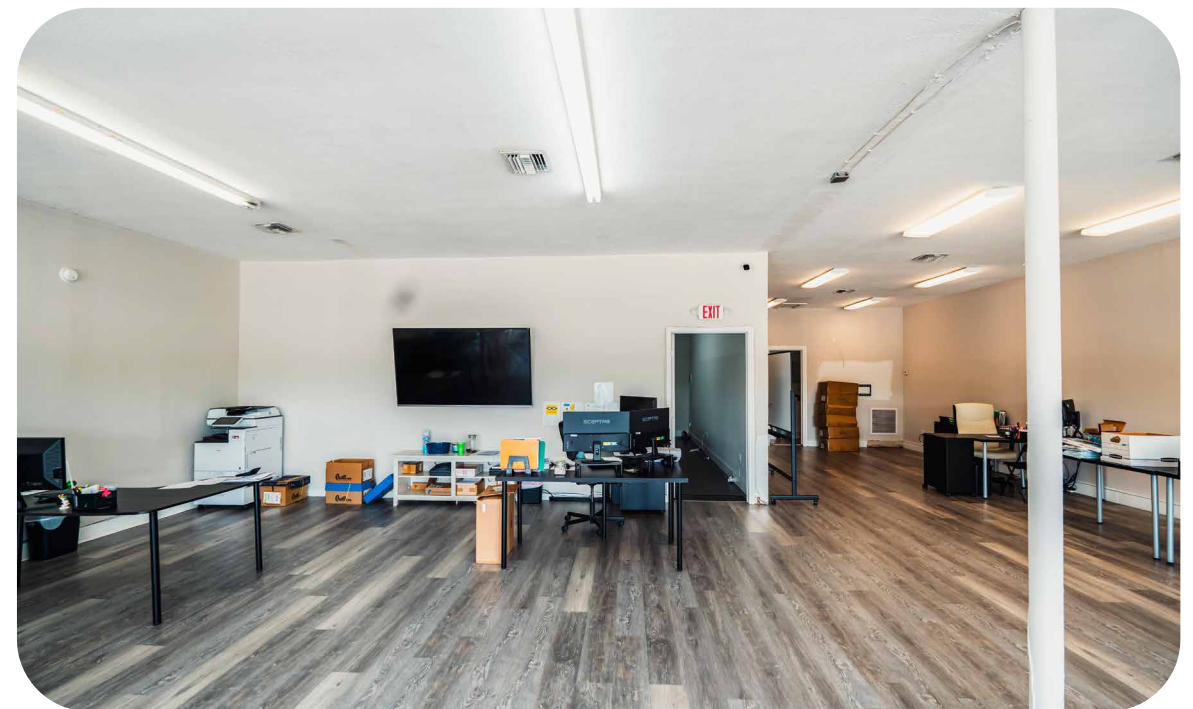
The property is strategically positioned at the prominent intersection of 27th Ave and NW 3rd St, boasting high visibility and accessibility. It enjoys exposure to approximately 45,500 vehicles per day, thanks to its location on the main 27th Ave artery; and is just minutes away from Calle 8, Brickell, Miami International Airport, Downtown Miami, Allapattah, and W. Flagler St, ensuring excellent connectivity to major destinations.

Zoned T6-8-0 offers redevelopment opportunities for multifamily, retail, office, restaurants, and more, making it an ideal investment for end users or investors.





INTERIOR PHOTOS



CURRENT RENT ROLL

Units	Tenant	Unit Size SF	Base Rent (Monthly)	Price P/SF	Sales Tax	Lease Type	Rent Increases	Expiration Date
Unit 308	FL Premier Insurance Group	4,465 SF	\$3,780.00	\$10.16	\$220.00	Modified Gross	3% Annual	3/31/24
Unit 306	Aroa Yogurt	2,575 SF	\$2,864.43	\$13.35	\$186.19	Modified Gross	3% Annual	9/22/24
Unit 300	Bank Of America	968 SF	\$2,016.67	\$25.00	\$131.08	Modified Gross	12.5% Per Term	12/15/24
TOTAL MONTHLY			\$8,661.10		\$537.27			
TOTAL YEARLY			\$103,933.20		\$6,447.24			

CURRENT OWNER EXPENSES

Expenses	Yearly Costs
Taxes (Reassessed)	\$40,000.00
Insurance (Actual)	\$23,483.00
Water	\$1,440.00
Trash	\$2,434.32
Sales Tax	\$6,447.24
Total	\$73,804.56

NORTH VIEW



NW 27TH AVE



CENTRO DE INSCRIPCION
PLANS START AT \$0
805-541-7600

Bank of America

Delta AUTO PARTS

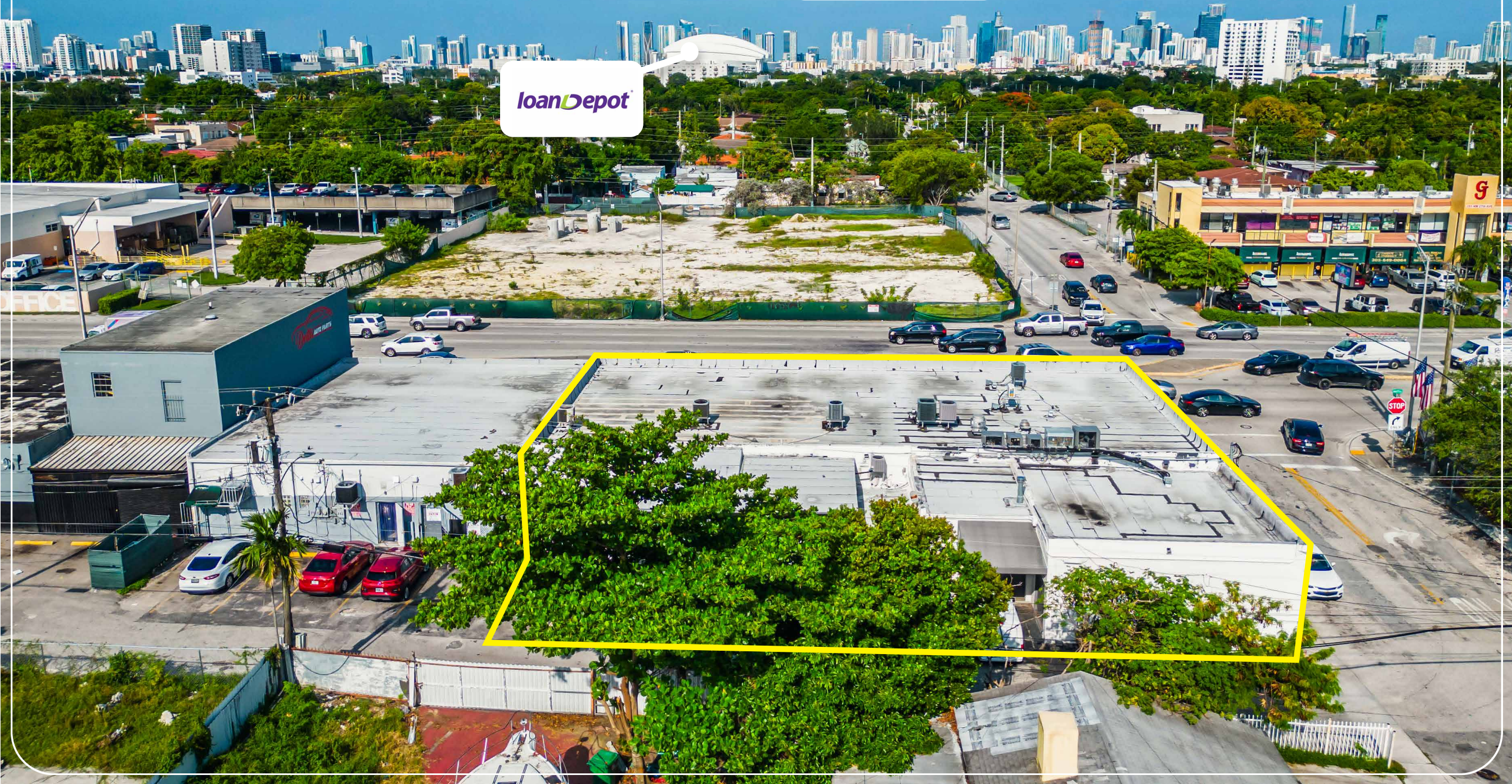
290
FUEGO'S CARS

EAST VIEW

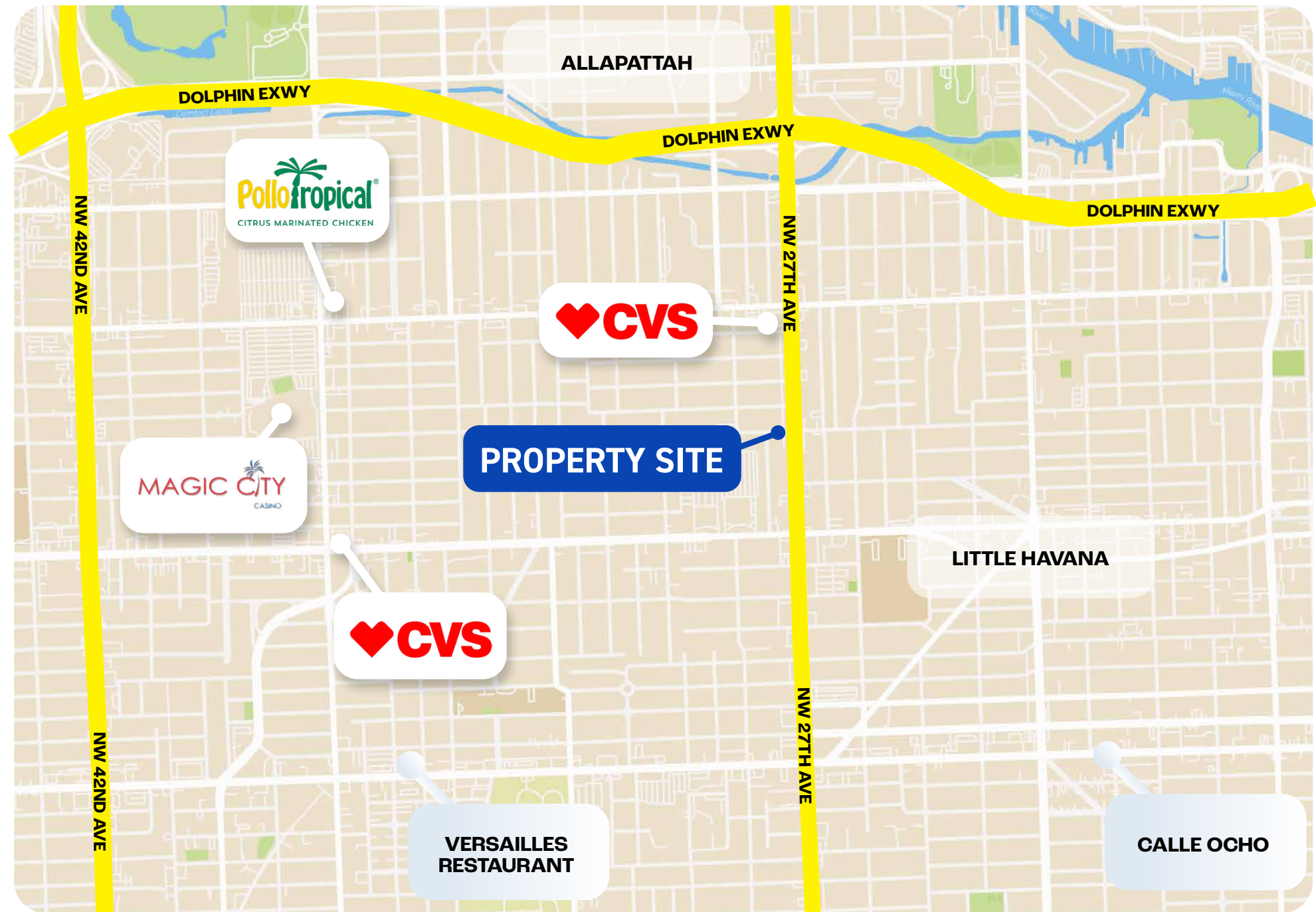
DOWNTOWN
3.5 MILES AWAY

BRICKELL
3.4 MILES AWAY

loanDepot



RETAIL MAP





About Little Havana

CALLE OCHO: THE HEART OF MIAMI'S LITTLE HAVANA

Calle Ocho, also known as Calle 8, serves as the epicenter of Miami's Little Havana. Stepping onto this one-way thoroughfare immerses visitors in a Latin world infused with rich coffees, fragrant rums, decadent Cuban cigars, and tropical ice creams. The street is adorned with vibrant murals that bring the neighborhood's history to life while live music fills the air and domino players engage in traditional and intense gameplay.



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