



APEX
CAPITAL REALTY

FOR SALE

MULTI-FAMILY DEVELOPMENT
444 LOFTS

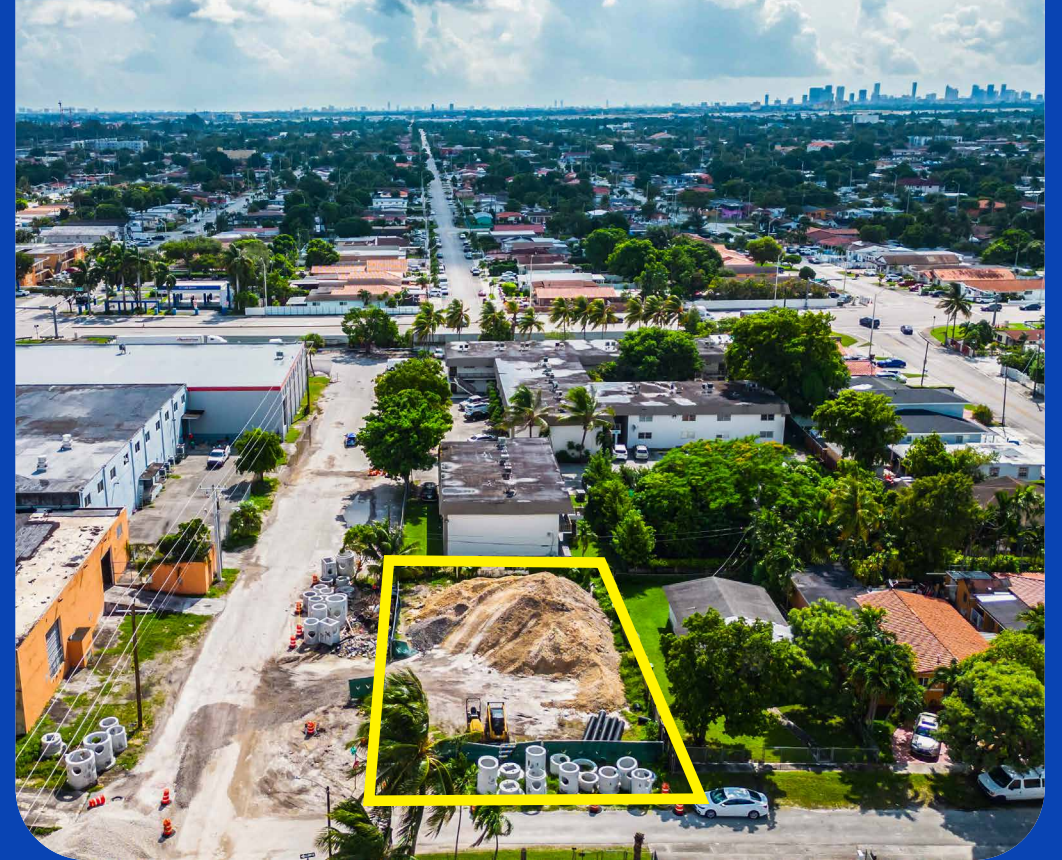
444 W 17TH ST
HIALEAH, FL 33010



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

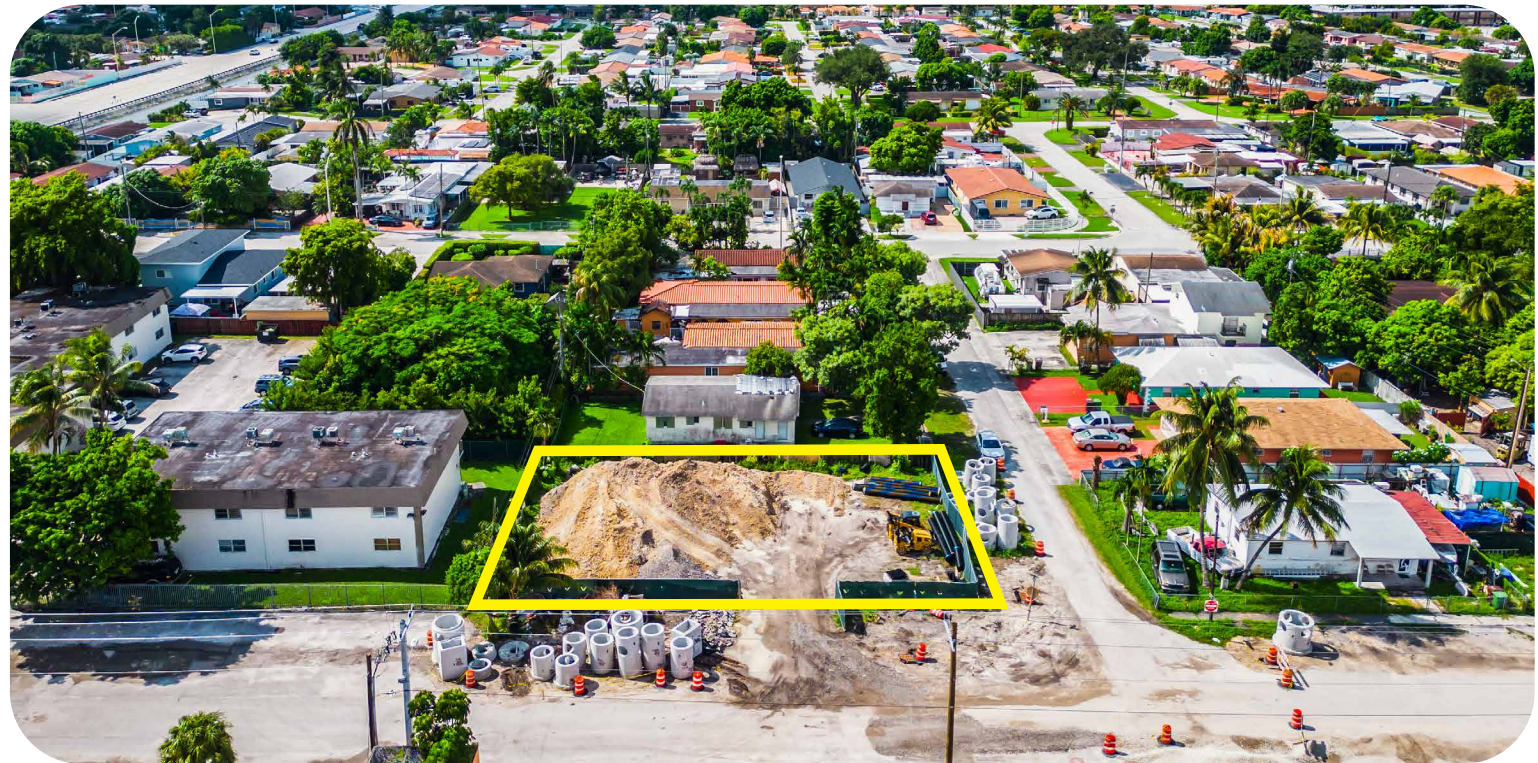
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Building Size	5,400 SF
Lot Size	8,225 SF
Total Units	9 (1 BD / 1 BA) - per approved plans
Zoning	RU-3
Proforma Cap Rate	6%
Asking Price	\$975,000

APEX Capital Realty is the exclusive listing broker for an exceptional development parcel in the emerging southside residential area of Hialeah. 444 Lofts is a truly dynamic development site and comes with complete approvals in place for a boutique 9-unit multifamily development.

Situated on an 8,225 SF lot, the buyer will be able to assume the current approved plans and begin the permitting process immediately. This Shovel-Ready site benefits from extremely favorable RU-3 zoning, which allows for redevelopment of multifamily residences to the maximum allowed density.

Located in close proximity to all major highways and transportation hubs, this parcel provides direct access to the bustling Hialeah business and industrial districts as well as the extensive growth of other highly sought after residential districts. The growth of multifamily development in Hialeah is not only addressing the need for affordable workforce housing, but it is also helping to completely revitalize the neighborhood. With more people moving into the area, local business is flourishing, and the community is becoming more vibrant and diverse.





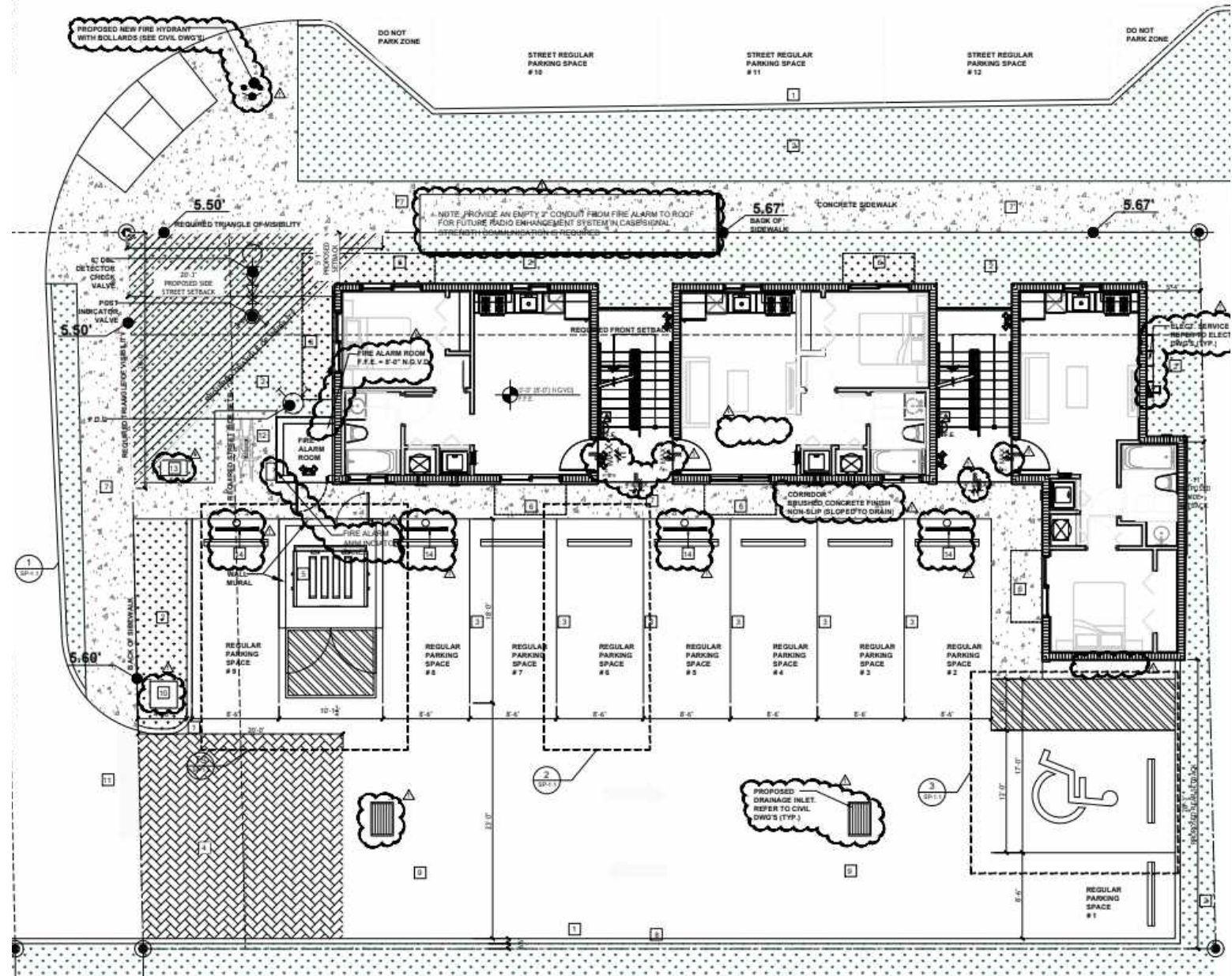
444 LOFTS

Rare opportunity to acquire a new construction multifamily development land site in Hialeah. Approved for 9 residential units, this garden style apartment complex is located in the heart of the burgeoning southside city of Hialeah.

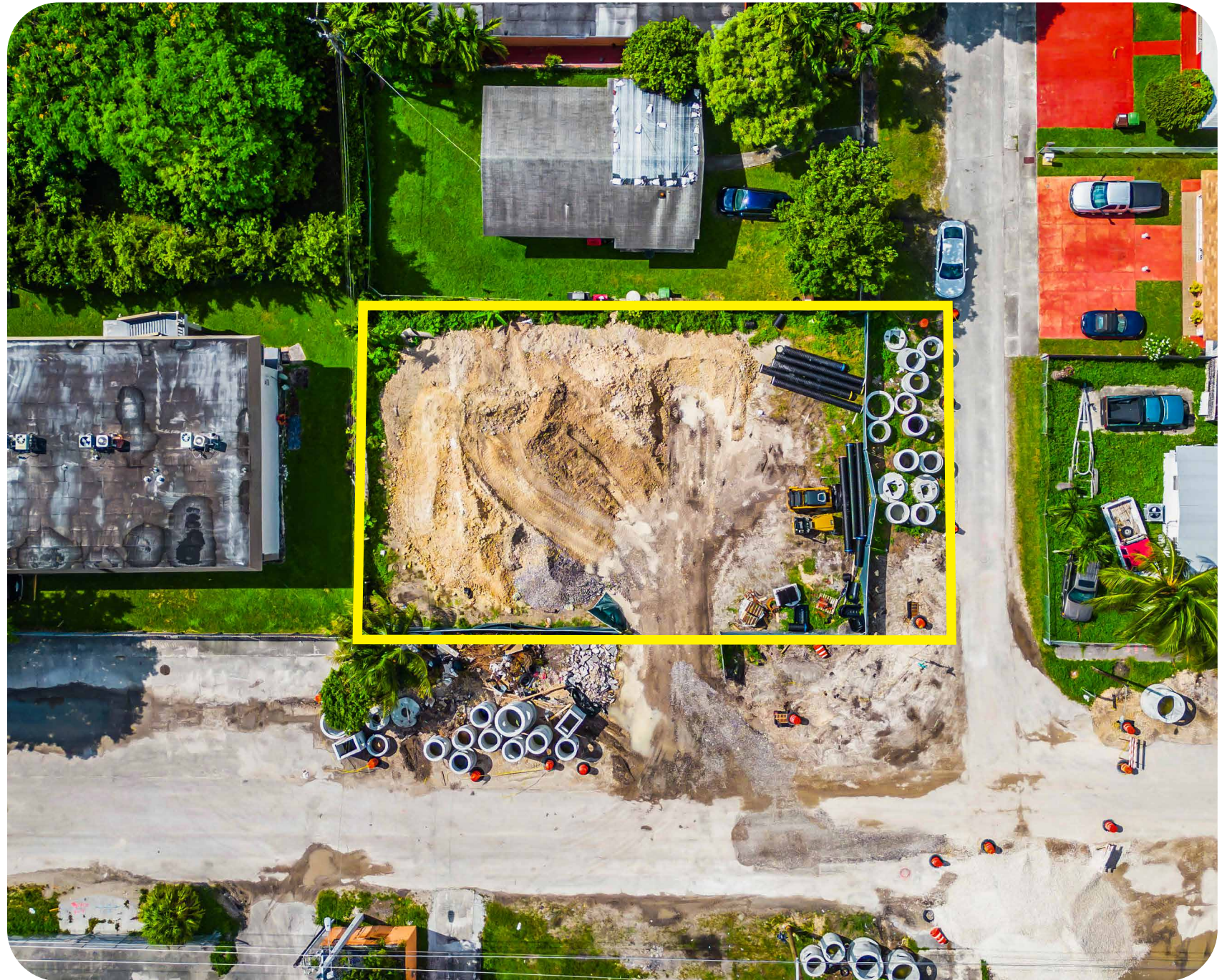
Unit amenities include hurricane impact windows and doors, stainless steel appliances, granite countertops, oversized porcelain tile floors, central air conditioning, washer/dryers in all units and private nest security systems. Energy efficient water and electric meters mean lower operating expenses, decreased insurance premiums and maximum cost savings all year long.

Purchase of land includes all approved plans for 444 Lofts development. Step right into a ready to go project and take advantage of expedited development plans and the opportunity to build an exceptional boutique apartment complex.

SITE PLANS



BIRD'S EYE VIEW



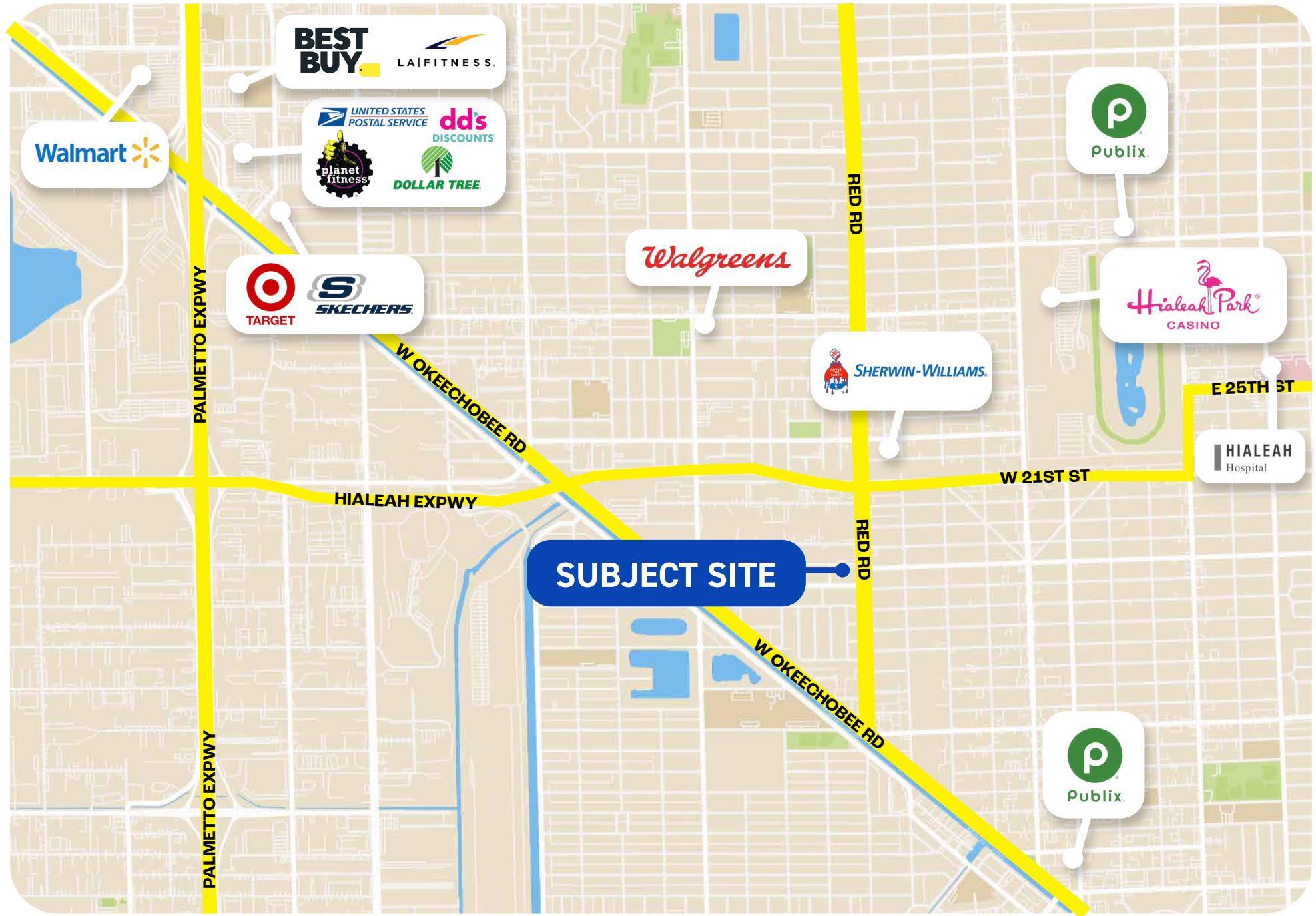
SOUTHEAST VIEW

DOWNTOWN

9.5 MILES AWAY



RETAIL MAP

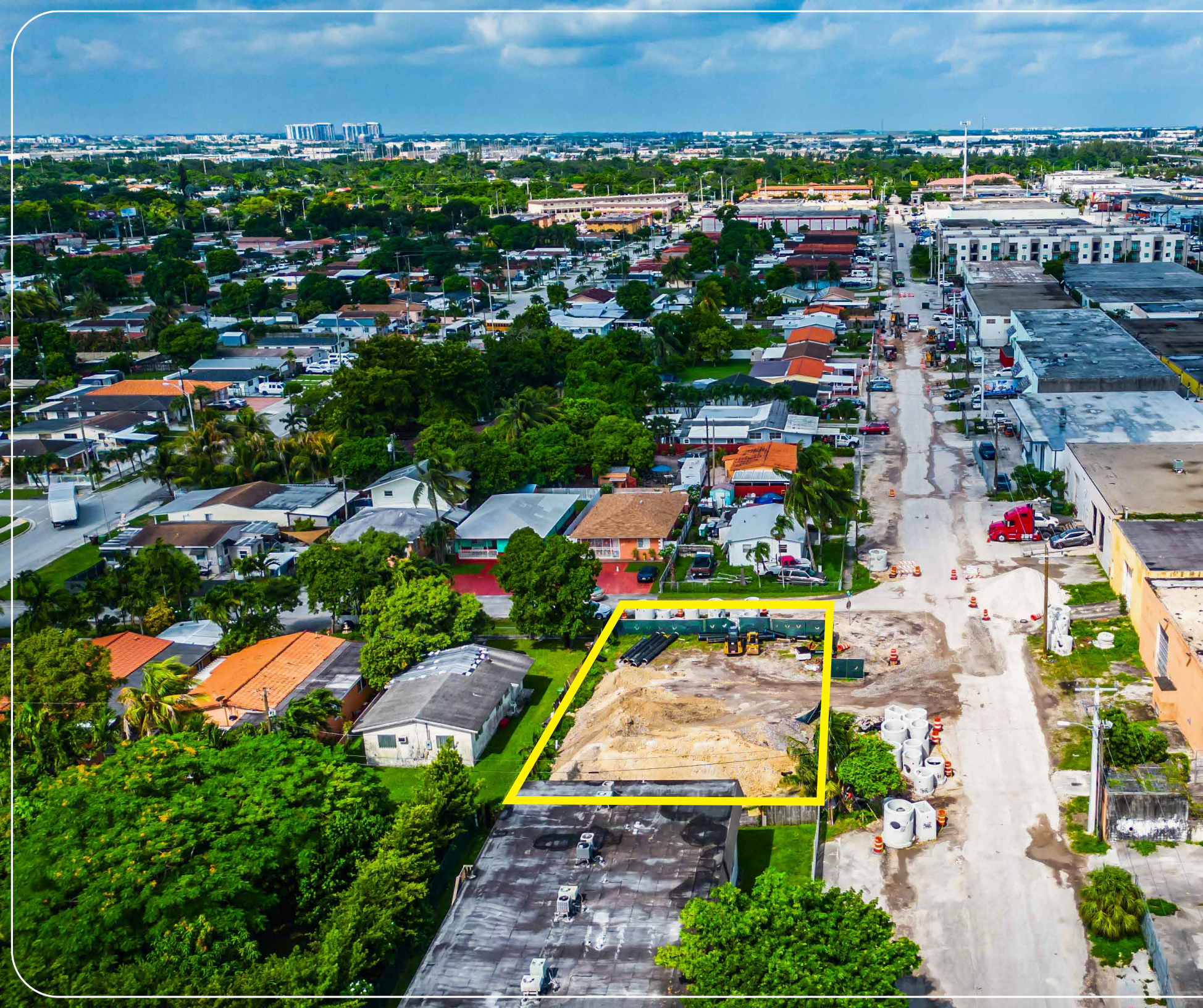




HIALEAH

CITY OF THE FUTURE

Hialeah surpassed the city of Miami in popularity among renters in 2023, according to real estate analysts, as the city government aims to boost development and bring in a younger resident and consumer base. As recently mentioned in the Miami Herald, Hialeah Mayor Esteban “Steve” Bovo sees the increased attention from renters as a blessing for the city. He attributes it to the city’s affordability, and new entertainment areas the city is investing in like the Leah Arts District and the expanding Factory Town outdoor music venue complex. Hialeah’s residential makeover is due in large part to the city’s close proximity to major retail, business, and the growing industrial and commerce sector. Its prime location stands as a nexus of connectivity providing residents with quick and efficient access to all major retail, dining and entertainment attractions. With current investments in technology, logistics, and transportation, Hialeah is fast becoming one of the more desirable areas to live and work in South Florida. The need for affordable and comfortable housing will only increase as residents find that Hialeah is a perfect place to plan their future professional and personal careers.



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