



APEX
CAPITAL REALTY

FOR SALE

FULLY-LEASED RETAIL BUILDING

6101 W ATLANTIC BLVD

MARGATE, FL 33063

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

6101 W ATLANTIC BLVD, MARGATE, FL 33063

Lot Size	48,344 SF		
Building Size	18,513 SF		
Year Built / Renovated	1999 / 2019		
Zoning	TOC-C		
Parking Spaces	68 Spaces		
No. Of Tenants	20		
Current NOI	NOI Year 2024	Current CAP RATE	CAP RATE 2024
\$325,204	\$ 394,279	6.7%	8.1%
Asking Price	\$4,850,000		

HIGHLIGHTS

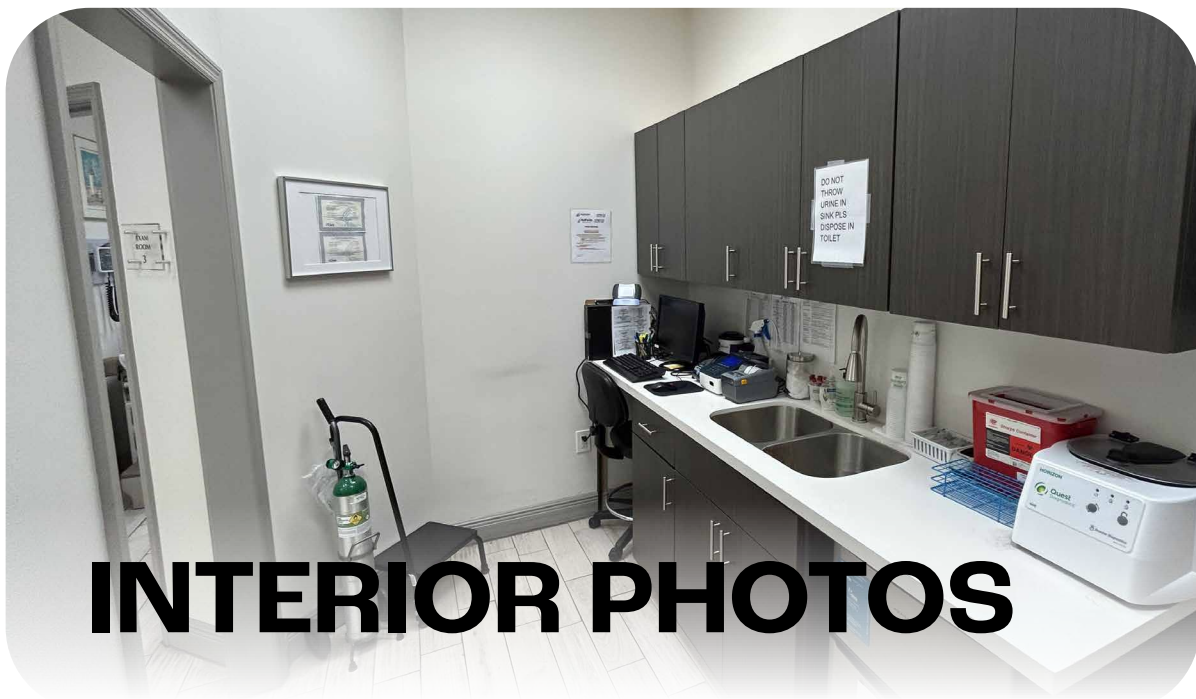
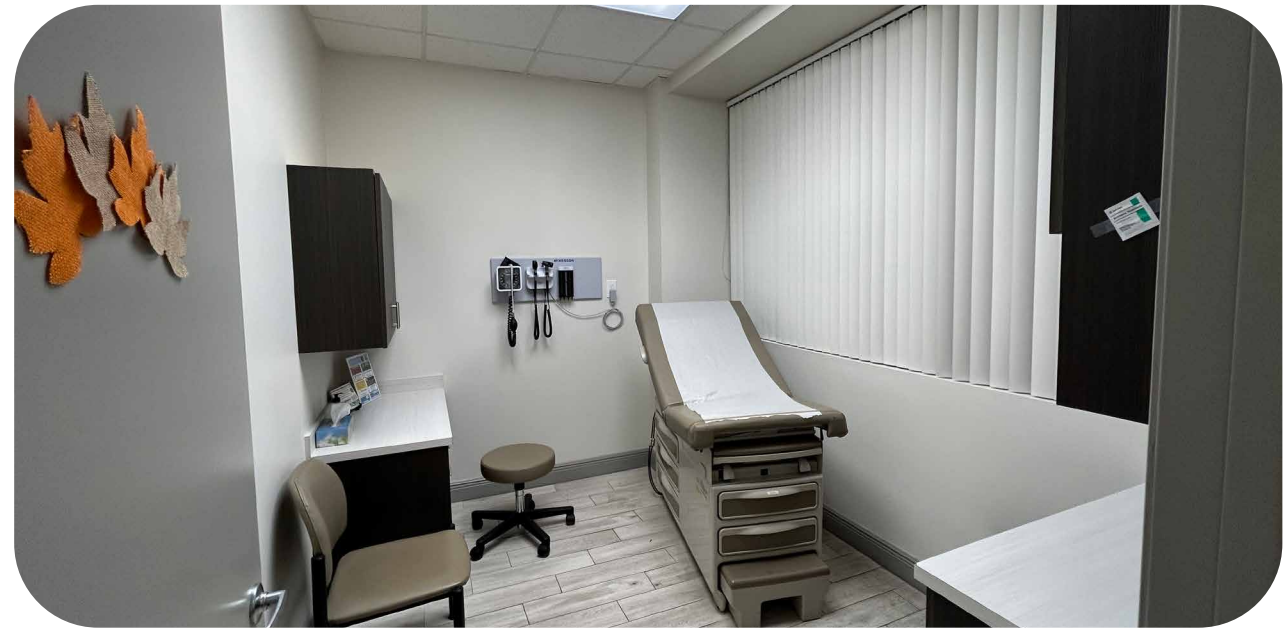
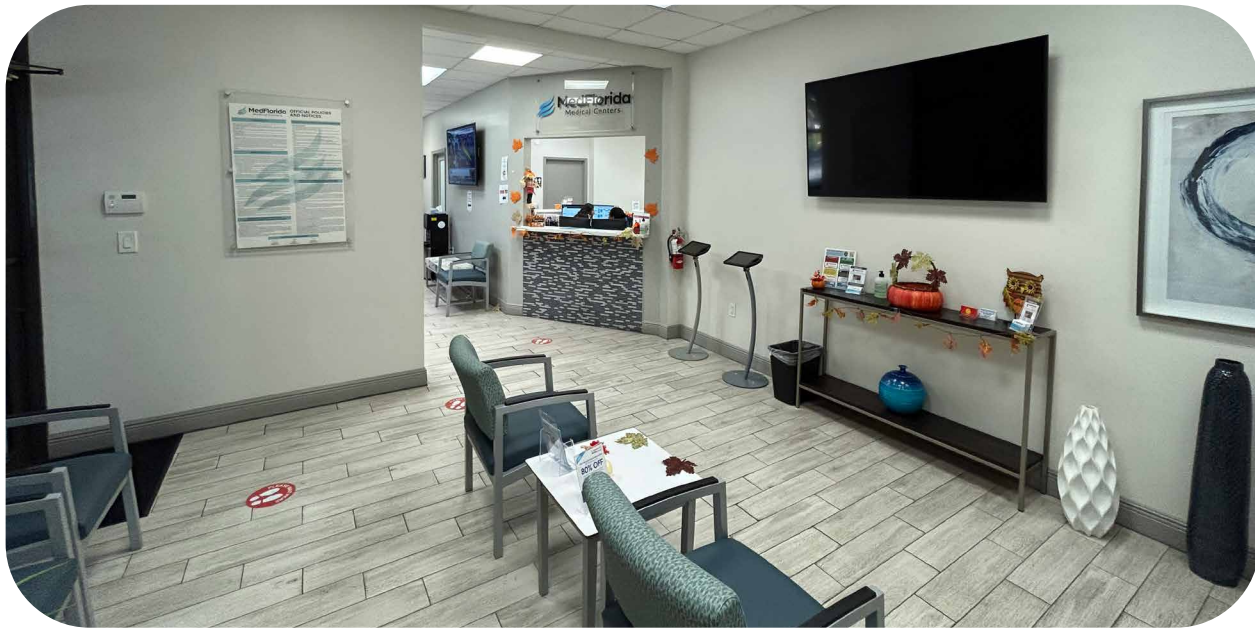
- Great Exposure With Excellent Visibility
- Great Opportunity for Investor or Owner User
- Excellent Value-Add Opportunity To Reposition the Asset by increasing rent on upcoming leases
- Property Recently Experienced Over \$300,000 in Capital Expenditures

Apex Capital Realty is proud to present 6101 Atlantic Blvd, a two-story Medical office building, located in Margate, Florida. This office building is situated on a 1.11-acre parcel of land and offers approximately 18,513 square feet of leasable space. 6101 Atlantic Blvd fronts Atlantic Boulevard, a major East-West artery with high traffic counts of over 57,500 Vehicles Per Day. Strategically located one block from the US-441 and the Atlantic Boulevard intersection and with proximity to the Florida's Turnpike, this corner lot office building provides easy access to Pompano Beach, Sunrise, Coconut Creek, and Fort Lauderdale Executive Airport.

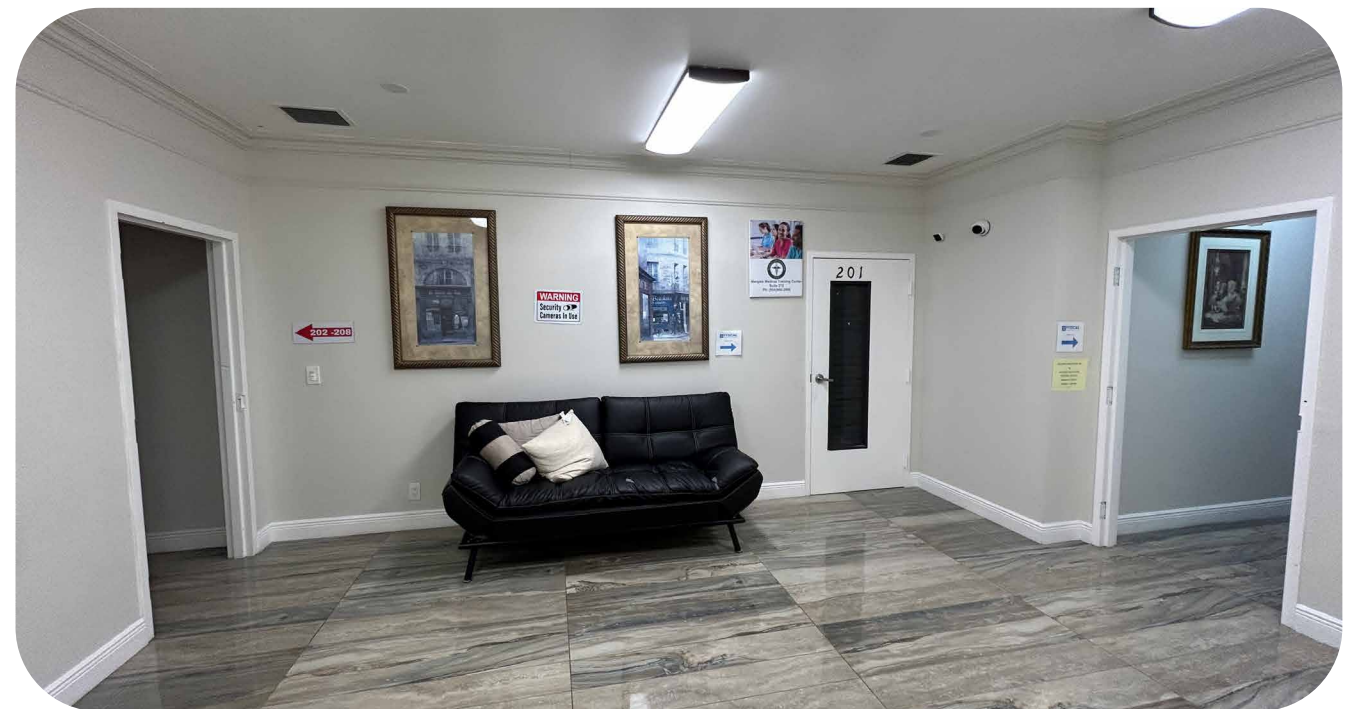
6101 Atlantic is well-maintained and provides exceptional curb appeal, high-visibility signage opportunities, and ample parking. There are approximately 50 surface parking spaces and 18 covered parking spaces, totaling 68 parking spaces.. This property was built in 1999 and was fully renovated in 2019.

Entire first floor can be delivered vacant upon request.



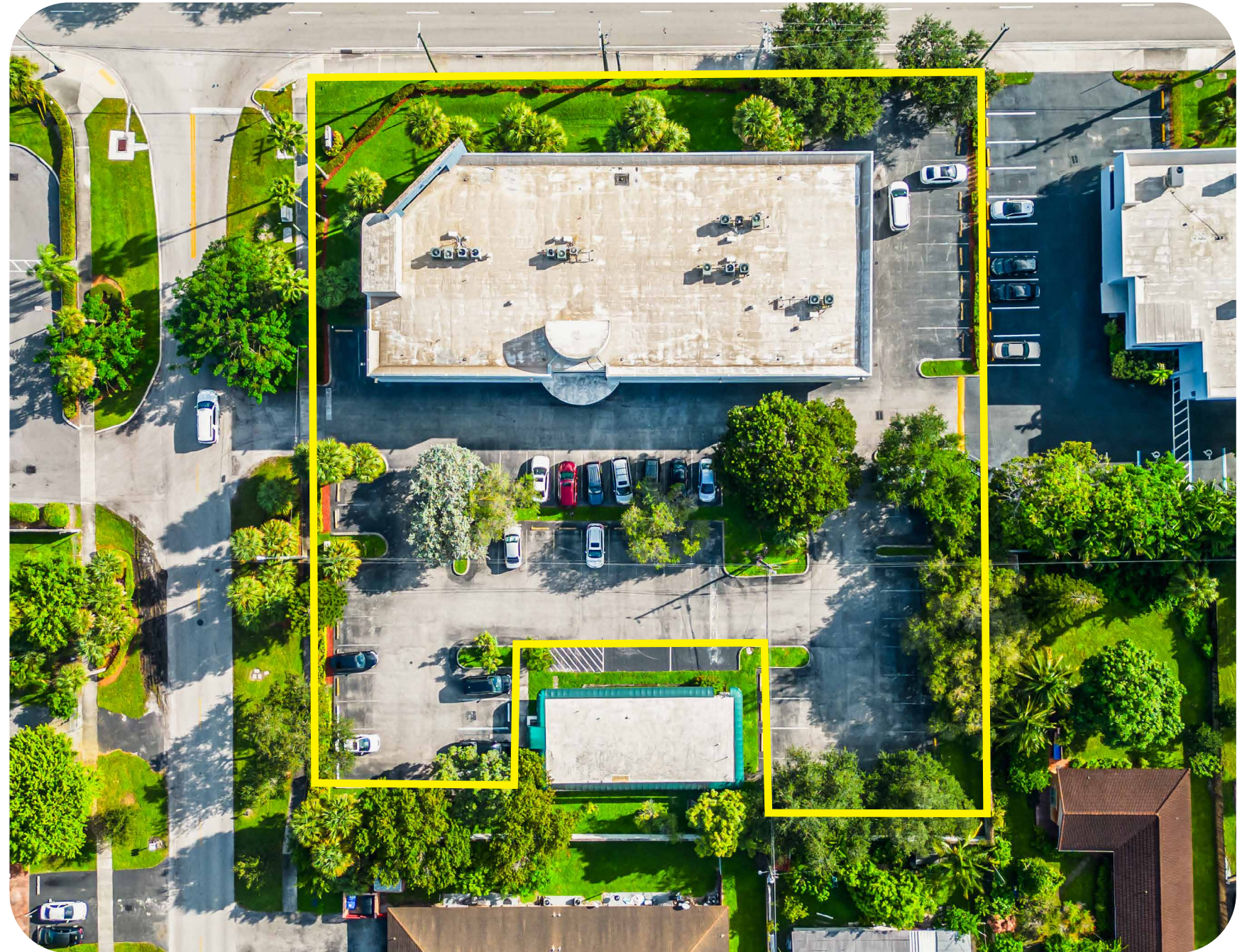


INTERIOR PHOTOS





BIRD'S EYE VIEW



CURRENT RENT ROLL

Unit	Lease End	Sq.Ft	Annual Rent	Rent/SF	Increases	Options
101 X - Press Urgent Care	2/4/24	3,500	\$65,636	\$18.75	Annual increase of \$54,000	No may be delivered vacant or with annual increase of \$54,001
102 Med Florida Medical Centers	2/4/24	3,500	\$61,630	\$17.61		
201 Import Export	6/30/24	386	\$8,652	\$22.41	5% annual increase	no
202 Metamorphosis Psyche	3/31/24	611	\$19,490	\$31.90	5% annual increase	no
203 massage therapist	1/31/24	826	\$21,726	\$26.30	Pending extension of 5% annual increase	no
204 Myntles Home Health	9/1/23	198	\$8,293	\$41.88	Extending lease at 5% annual increase	no
205 Premier Value Realty	3/31/24	215	\$8,946	\$41.61	Extending lease at 5% annual increase	no
205 A Bloom Glow Esthetics	7/31/25	196	\$10,224	\$52.16	5% annual increase	no
206 International Kingdom University	at will	117	\$7,668	\$65.54	5% Annual increase	no
206 A Cosmetic Spa	4/30/24	117	\$8,946	\$76.46	Pending extension of 5% annual increase	no
207 facials- beaty spa	4/30/24	330	\$15,336	\$46.47	Pending extension of 5% annual increase	no
208 Therapy With a Purpose	at will	118	\$7,045	\$59.70	Pending extension of 5% annual increase	no
209 Mon. Monde Insurance & Tax	at will	354	\$11,482	\$32.44	Pending extension at 5% annual increase	no
210 Fyzical Therapy	1/1/26	1383	\$33,896	\$24.51	5% annual increase	no
211 Accurate Health Care Inc	2/28/26	1751	\$46,072	\$26.31	5% annual increase	no
211A	6/30/26	153	\$8,100	\$52.94	5% annual increase	no
212 Mangate Medical Training Center	4/30/26	2577	\$50,021	\$19.41	5% annual increase	no
213 Mangate Medical Training Center	7/31/25	130	\$9,158	\$70.45	5% annual increase	no
214 Quesnail	9/30/25	226	\$11,502	\$50.89	5% annual increase	no
215 Skybridge Title	3/31/24	201	\$8,627	\$42.92	Pending extension at 10%	no
TOTAL			\$422,449			



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EXPENSES & INCREASES

CURRENT OWNER EXPENSES

Expenses	Monthly	Yearly Costs
Water	\$ 380.00	\$ 4,560.00
Electric	\$ 1,600.00	\$ 19,200.00
Garbage	\$ 200.00	\$ 2,400.00
Cleaning	\$ 500.00	\$ 6,000.00
Gardner	\$ 350.00	\$ 4,200.00
Maintenance		\$ 4,000.00
Insurance		\$ 15,000.00
Taxes		\$ 42,000.00
Total Expenses		\$ 97,360.00

Current NOI	NOI Year 2024	Current CAP RATE	CAP RATE 2024
\$325,204	\$ 394,279	6.7%	8.1%

Asking \$ 4,850,000.00

EAST VIEW

Walmart 

N STATE RD 7

TD Bank 

Wendy's 

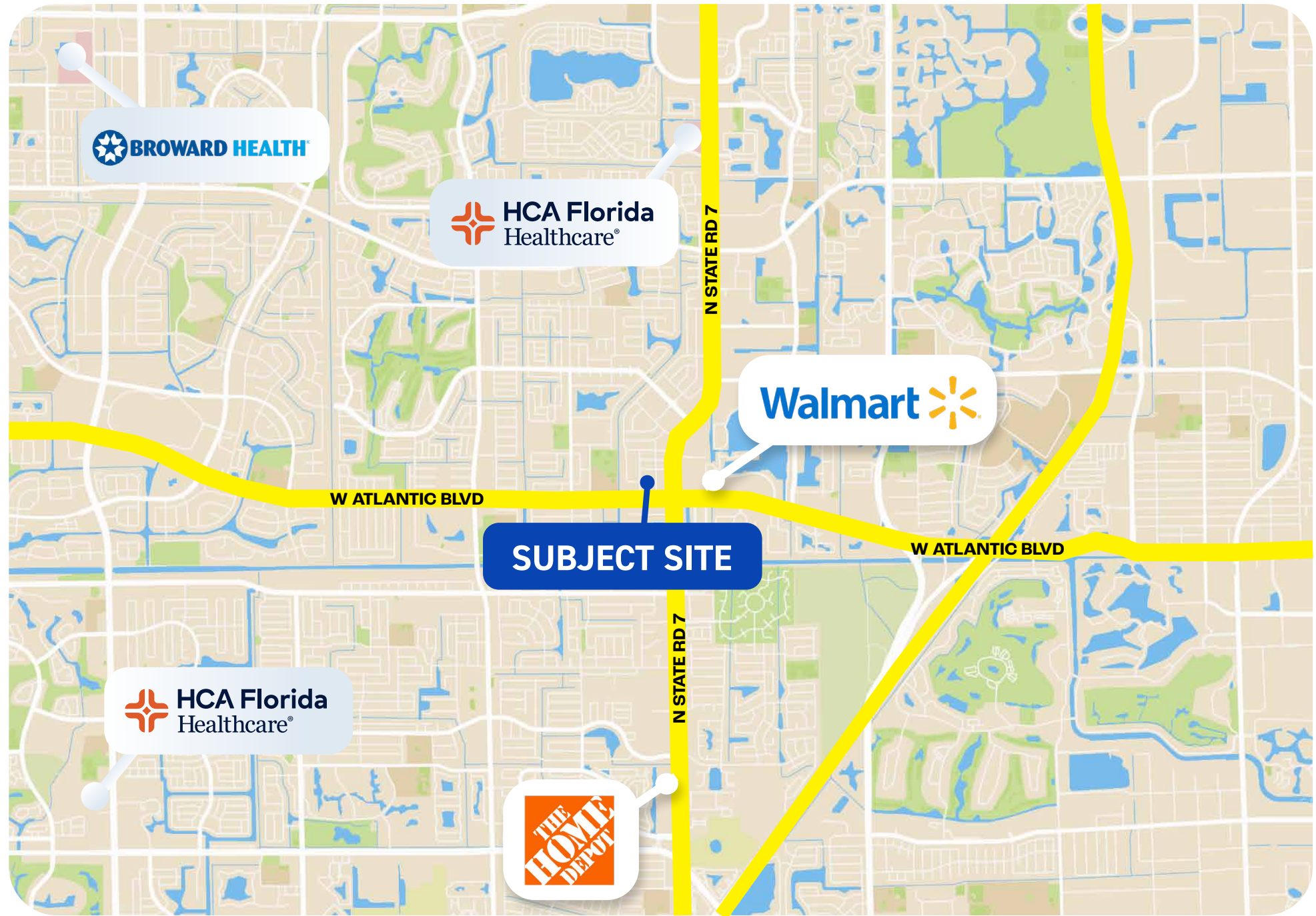
W ATLANTIC BLVD

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N STATE RD 7



AREA MAP





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