



FOR SALE

RETAIL BUILDING

**13700 NE 11TH AVE
NORTH MIAMI, FL 33161**



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 who possess a 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

13700 NE 11TH AVE, NORTH MIAMI, FL 33161

Apex Capital Realty is thrilled to offer a remarkable opportunity to acquire The Town Center, an impressive free-standing two-story retail building nestled in the heart of North Miami. This prestigious property features 21 units, accommodating various businesses, including restaurants, medical facilities, beauty establishments, and dry retail stores. It comprises a 16,448 sq. ft. structure and is positioned on a sprawling 25,179 sq. ft. lot.

Total Land Area	25,179 SF
Total Building Area	16,448 SF
Max. Height	8 Stories
Zoning	C-2
Cap Rate	7.5%
Asking Price	\$4,200,000

Strategic Location	Strategically positioned in North Miami, within the thriving commercial corridors of West Dixie Highway, this property enjoys exceptional visibility and accessibility. Its prime location ensures effortless access to I-95, the stunning beaches of Miami, and the broader Miami-Dade County area.
Thriving Customer Base	The property benefits from a robust and diverse customer base, drawing not only from the local community but also from neighboring areas such as Biscayne Park and the broader North Miami region.
Zoned for Success	Zoned as C-2 Commercial Liberal, this property is ideally suited for retail and personal service establishments catering to essential needs, perfectly aligned with its proximity to residential neighborhoods.
Strong Financials	The property currently boasts a 7% cap rate, with just one vacancy. There is significant potential to further enhance the return on investment by bringing rents in line with market rates, estimated at \$20 per square foot.
Diverse Tenancy	Currently boasting a 95% occupancy rate, this property is home to a diverse array of tenants, including restaurants, grocery shops, chiropractic clinics, tax centers, and more. A vibrant mix that ensures steady and varied income streams.



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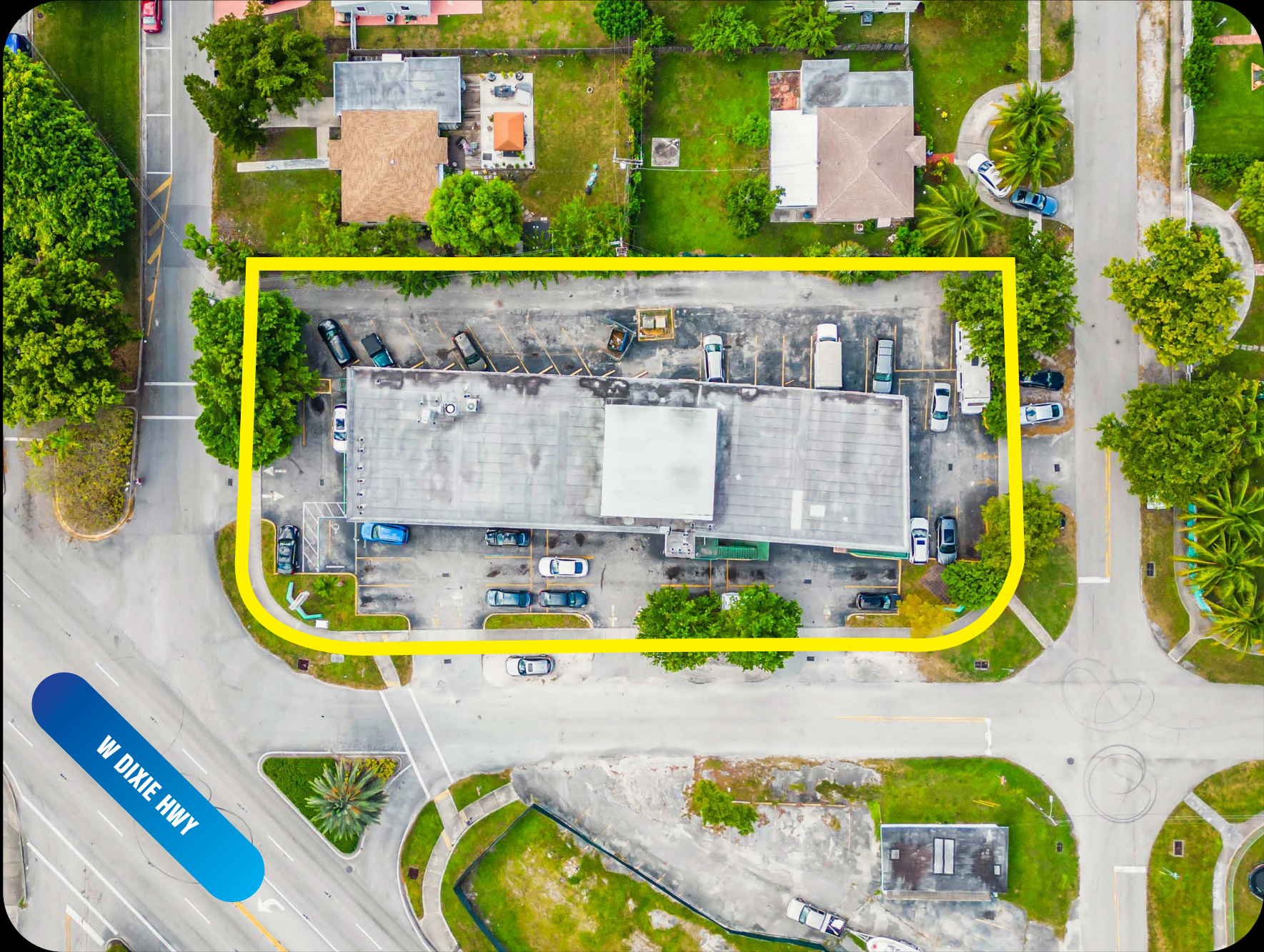
PAOLA CHAPMAN | COMMERCIAL ADVISOR | 786 348 4088
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INVESTMENT HIGHLIGHTS

- 40-Year Certification
- Ample 49 parking spots
- Value Enhancement - Unleash the property's full potential through savvy lease optimization
- Prime Visibility – W Dixie Hwy
- Surrounded by an array of forthcoming development projects
- High Traffic Exposure - 18,900 vehicles per day
- Potential additional bonuses for height and density.



BIRD'S EYE VIEW



RENT ROLL

Expenses	Owner Yearly Costs
Reasses Taxes	\$-
Insurance	\$-
Landscape	\$1,800.00
Maintenance	\$2,400.00
Total	\$4,200.00

Paid by Tenants CAM Billed at EOY	
Reassessed Taxes	\$93,508.00
Insurance	\$5,430.00
Total	\$98,938.00

Units	Tenant	Unit Size SF Approx	Base Rent (Monthly)	Price P/SF	Sales Tax	Total	Lease Type	Annual Increases
Unit 13700	Rene Grocery	783	\$1,227.60	\$18.81	\$92.40	\$1,320.00	NN	10%
Unit 13706	Lalanne Clinic	783	\$1,209.00	\$18.53	\$91.00	\$1,300.00	NN	10%
Unit 13710	Caribbean Multi Service	783	\$1,209.00	\$18.53	\$91.00	\$1,300.00	NN	10%
Unit 13716	House of Homes Realty	783	\$1,534.50	\$23.52	\$115.50	\$1,650.00	NN	10%
Unit 13720 & 13726	Bethany Family Cleaners	1,566	\$2,604.00	\$19.95	\$196.00	\$2,800.00	NN	10%
Unit 13730	Nursing Tutory	783	\$1,209.00	\$18.53	\$91.00	\$1,300.00	NN	10%
Unit 13736	Barber Shop	783	\$1,302.00	\$19.95	\$98.00	\$1,400.00	NN	10%
Unit 13740 & 137246	W Dixie Chiropractic Center	1,566	\$2,325.00	\$17.82	\$175.00	\$2,500.00	NN	10%
Unit 13750	All Forms of Insurance	783	\$1,125.00	\$17.24	\$84.70	\$1,209.70	NN	10%
Unit 13756	Restaurant	783	\$1,116.00	\$17.10	\$84.00	\$1,200.00	NN	10%
UNIT 13760	Alex.JS Legal Aid LLC	783	\$1,209.00	\$18.53	\$91.00	\$1,300.00	NN	10%
Unit 13766	New Tenant	783	\$1,100	\$16.86	\$77	\$1,177.00	NN	10%
Unit 13770	Wellness Center	783	\$1,209.00	\$18.53	\$91.00	\$1,300.00	NN	10%
Unit 13776	J&M Hir Clininc	783	\$1,162.50	\$17.82	\$87.50	\$1,250.00	NN	10%
Unit 13780	Tap Studio	783	\$1,209.00	\$18.53	\$91.00	\$1,300.00	NN	10%
Unit 13786	Jean of NY	783	\$1,116.00	\$17.10	\$84.00	\$1,200.00	NN	10%
Unit 13790	Hair Studio	783	\$1,209.00	\$18.53	\$91.00	\$1,300.00	NN	10%
Unit 13796	The Tax Center	783	\$1,209.00	\$18.53	\$91.00	\$1,300.00	NN	10%
Unit 13798	Kingdom G	783	\$1,209.00	\$18.53	\$91.00	\$1,300.00	NN	10%
TOTAL MONTHLY			\$26,702.60		\$2,004.10			
TOTAL YEARLY			\$320,431.20		\$24,049.20			



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AREA MAP




NORTH MIAMI NEWS

THE REAL DEAL
REAL ESTATE NEWS

Related, BH, Sagi list waterfront North Miami dev site for sale

Partnership is seeking more than \$25M for the former White House Inn property, sources say



LabTech Investments Limited's Teddy Sagi, BH Group's Isaac Toledano, and Related's Jorge Perez with rendering of 2305 Northeast 123rd Street (Teddy Sagi, Isaac Toledano, Related Group, Berkadia, Getty)

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THE REAL DEAL
REAL ESTATE NEWS

Udonis Haslem, Magellan plan 200-unit low-income housing project in North Miami

Development will consist of 174 affordable rentals, 26 workforce townhouses for sale



Udonis Haslem (right) and Magellan Housing's Nick Inamdar and Amay Inamdar with the development site (Getty, Magellan Housing, Google Maps)
By Lidia Dinkova
10/19/2023, 5:35 PM

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THE REAL DEAL
REAL ESTATE NEWS

Altman proposes 373-unit apartment complex near North Miami

Project would rise 11 stories near Biscayne Boulevard, eight stories on rest of lot



Altman Companies' Seth Wise with plans for 11240 Biscayne Boulevard (Altman Companies, Getty)

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EAST VIEW

AVENTURA

5 MILES AWAY

SUNNY ISLES BEACH

5 MILES AWAY

NORTH MIAMI

W DIXIE HWY

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