



APEX
CAPITAL REALTY

FOR SALE

FREESTANDING ADULT CLUB

728 NW 79TH ST
MIAMI, FL 33150

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

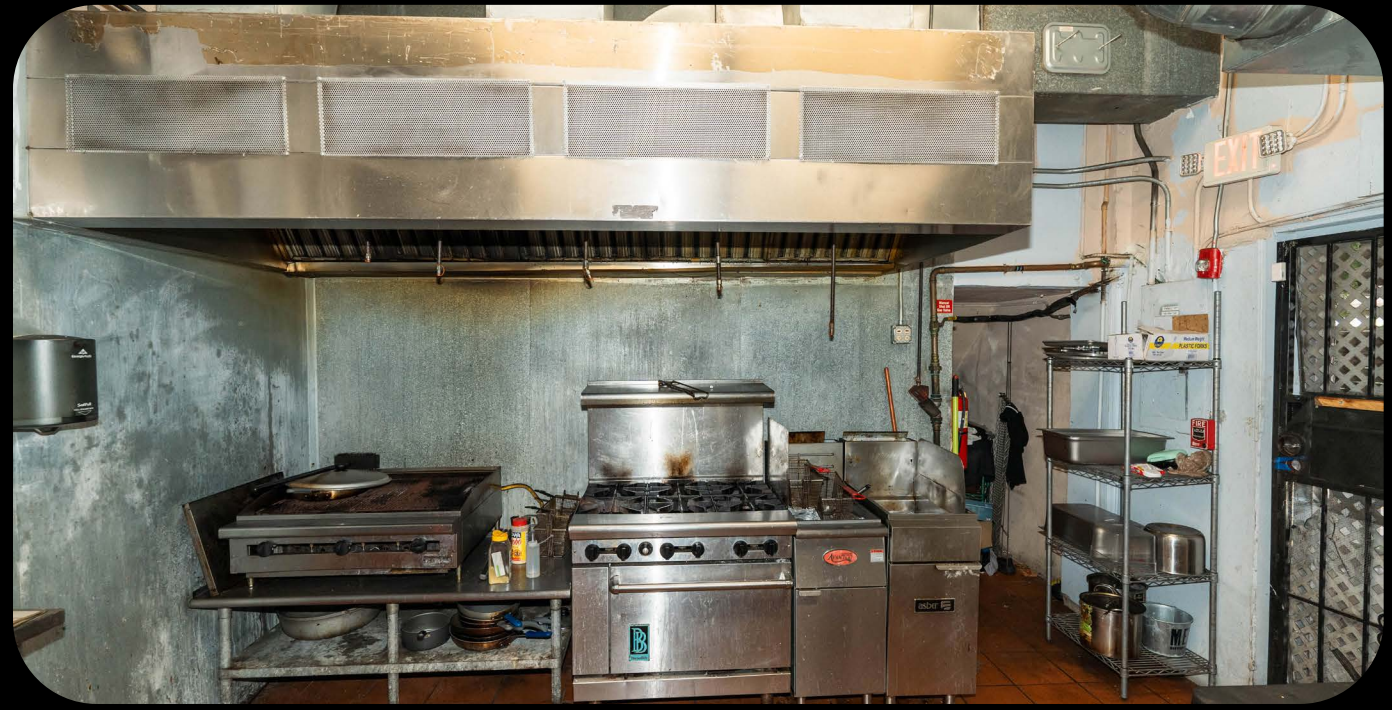
728 NW 79TH ST, MIAMI, FL 33150

Building Area	11,220 SF
Lot Size	36,750 SF
Zoning	NCUAD + T5-0
Traffic Count	50,000+ AADT
Parking	175+ Spaces
Allowable Uses	Adult Entertainment Establishment, Food Service, Alcohol Beverage Service
Licenses	4COP Liquor License, Adult Bookstore License, Grease Trap Permit, Check Cashing, Food & Beverage License
Asking Price	Undisclosed (Real Estate + Business)

APEX Capital Realty proudly presents an exclusive opportunity to acquire a distinctive three-story, free-standing adult nightclub. Spanning an impressive 11,922 square feet across three floors and situated on a spacious 36,750 square foot lot, this property stands prominently on NW 79th Street. Its strategic location ensures exceptional visibility, drawing from heavy traffic corridors, and provides convenient access from I-95.

This establishment not only features a adult nightclub license but also includes a coveted 4COP Liquor License and a fully functional kitchen. Its proximity to Miami’s vibrant neighborhoods (Wynwood Arts District, Design District, Downtown, Brickell, and Miami Beach) mere minutes away, amplify its appeal. This offering presents an unparalleled turn-key opportunity for an investor or owner-operator seeking to establish their presence in one of the country’s hottest adult nightclub markets.





INTERIOR PHOTOS



KEY HIGHLIGHTS

Adult Nightclub Licenses

Fully equipped with coveted licenses for operation, catering to diverse clientele seeking vibrant nightlife experiences.

Prime Location with Excellent Visibility

Strategically positioned for visibility and accessibility, this prime location ensures a strong draw from the bustling traffic on NW 79th Street and its proximity to Biscayne Boulevard. A combined traffic count of 50,000 + cars daily.

Fully Compliant and Licensed

Meeting all city and county requirements, including essential licenses and permits, ensuring a seamless transition for new ownership. Including adult club licensing.

Fully Functional Kitchen with Grease Trap

Equipped with a compliant kitchen boasting a grease trap, ensuring operational efficiency and adherence to rigorous standards.

Located in an Opportunity Zone

This property holds significant development potential, promising favorable tax benefits and incentives for the savvy investors.

Potential for SB102 Live/Local Act

This property presents a canvas for the SB102 Live/Local Act, potentially enabling the construction of 210 buildable units, aligning with a forward-thinking long-term strategy.

EAST VIEW

MIAMI SHORES

2.2 MILES AWAY

NORTH BAY VILLAGE

4.2 MILES AWAY

MIMO DISTRICT

1.8 MILES AWAY

MIAMI BEACH

6.2 MILES AWAY



NW 7TH AVE

NW 7TH AVE

NW 79TH ST

NW 79TH ST

NW 79TH ST

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STYLSTIX CUTZ



SOUTH VIEW

DESIGN DISTRICT

3.3 MILES AWAY

WYNWOOD

3.6 MILES AWAY

DOWNTOWN

5.3 MILES AWAY

MIAMI INTERNATIONAL AIRPORT

8.3 MILES AWAY



205,000 AADT



NW 7TH AVE
30,000 AADT

NW 7TH AVE



25,000 AADT

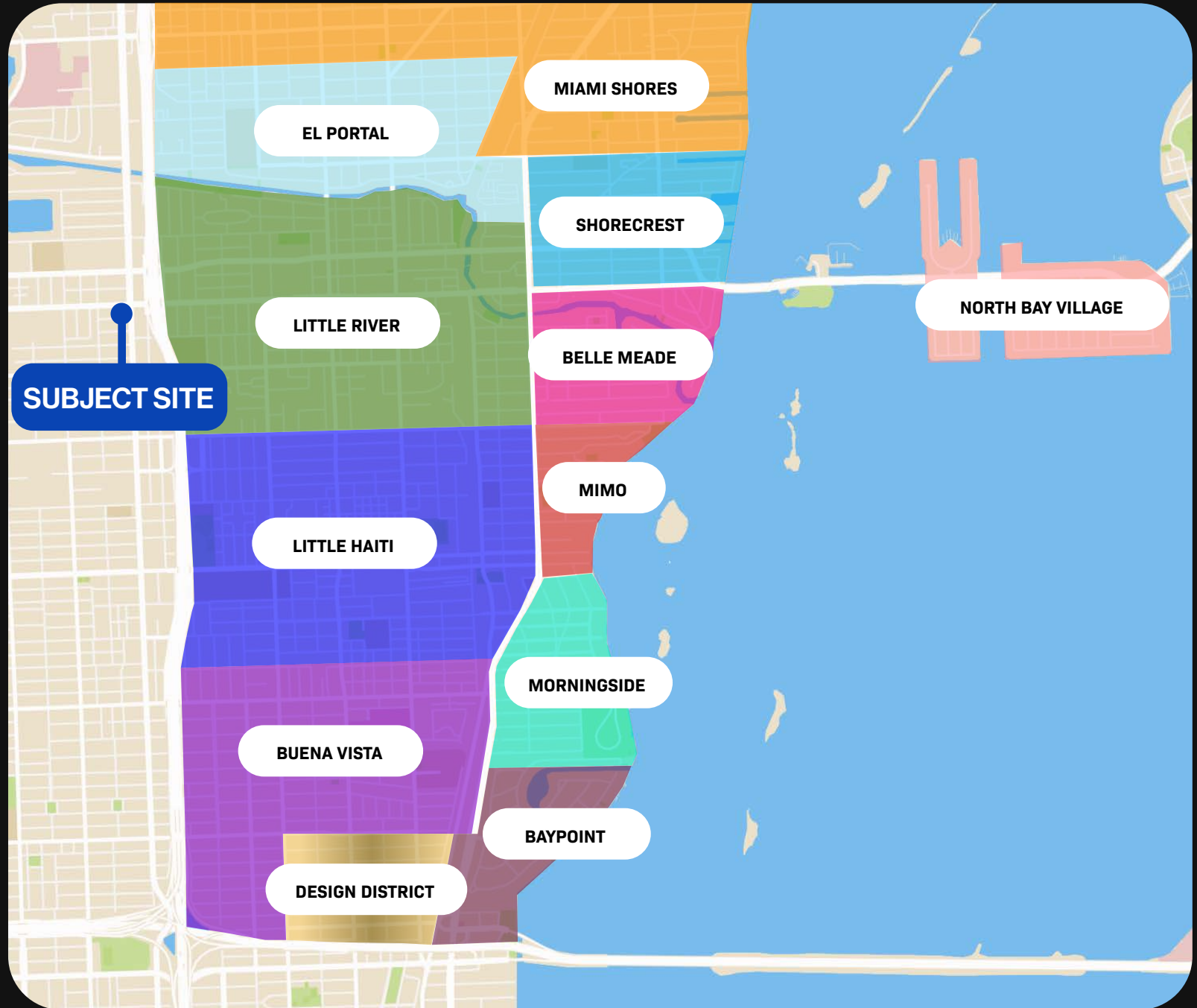
NW 79TH ST

25,000 AADT

LICENSES AND PERMITS

License/Permit	Corporation Name	Date Of Issue	Expiration	Renewable Y/N
40 Yr Certification	Re: 728 NW 79th St	4/14/2014	4/14/2024	N/A
Seating Food Service License	PYP CATERING INC	9/30/2022	10/1/2023	Y
CU: Check Cashing (Permanent)	PYP CATERING INC	4/30/23	No Expiration	N/A
Annual Operating Permit- Fire Dept	PYP CATERING INC	11/22/23	9/30/2024	Y
Fats, Oils & Grease Discharge Control Annual Operating Permit	PYP CATERING INC	1/2023	12/31/23	Y
EAP Approval-Emergency Action Plan - Miami Fire Dept	PYP CATERING INC	09/20/23	No Expiration	N/A
CU: Alcoholic Beverage Use	PYP CATERING INC / TABOO 79	4/27/23	9/30/23	Y
CU: Liquor Store LBW 4COP	PYP CATERING INC	10/22/23	9/30/24	Y
CU: Adult Bookstore (Permanent)	PYP CATERING INC	9/9/20	No Expiration	N/A

LOCATION MAP





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