



APEX
CAPITAL REALTY

FOR SALE

ALLAPATTAH INDUSTRIAL

**1068 NW 36TH ST
MIAMI, FL 33127**



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

LIZ COLOMA

Commercial Advisor

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JENNI FONTANA

Broker Associate

954 892 3331

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OFFERING SUMMARY

1068 NW 36TH ST, MIAMI, FL 33127

APEX Capital Realty is proud to present the rare opportunity to acquire an expansive industrial property in the heart of Allapattah. Situated on a 0.49-acre corner lot, this property is positioned on the highly trafficked main NW 36th Street corridor. Currently operated as a car sales dealership with a freestanding 910 SF building that serves as an office, this is a great opportunity for an end-user or as a redevelopment project for an investor that wants to take advantage of the variety of other commercial uses D1 zoning permits.

Allowable uses by right include Industrial, Warehouse/Storage, Automotive, Parking, Recreational Facility, Religious, Office, Hotel, Work-Live, Commercial Kitchen, and more. The site is located just minutes from the Metrorail, Wynwood, Downtown, Brickell, Design District and the Miami International Airport, and is in close proximity to major thoroughfares I-95 and I-195.



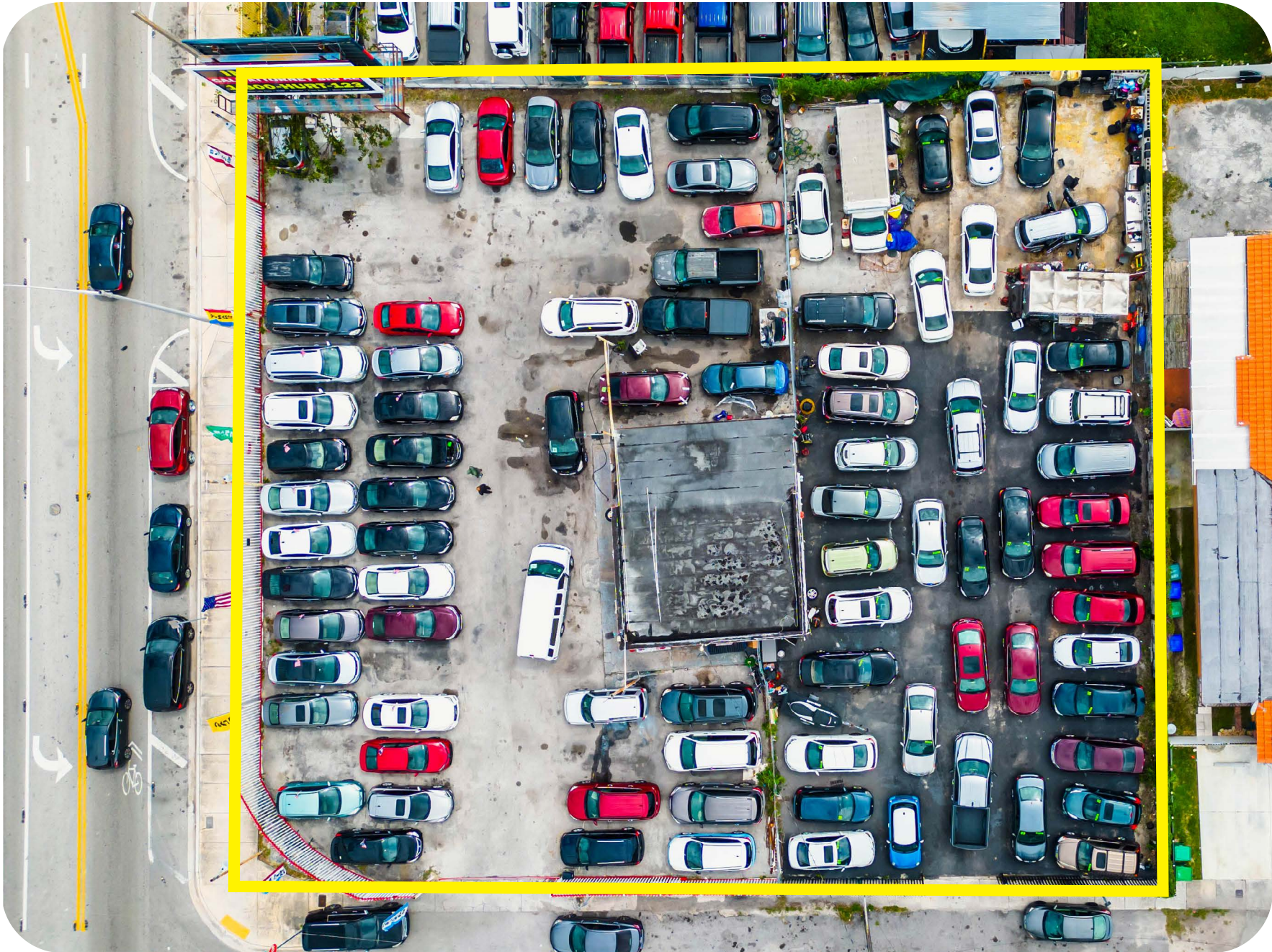
Building Area	910 SF
Lot Size	21,453 SF (0.49 acres)
Max. Height	8 stories
Zoning	D1
Lot Dimension	155 FT X 133 FT (approx.)
Allowables Uses	Industrial, Warehouse/Storage, Automotive, Parking, Recreational Facility, Religious, Office, Hotel, Work-Live, Food/Restaurant Establishment
Asking Price	\$3,499,000



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BIRD'S EYE VIEW



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SOUTHEAST VIEW

WYNWOOD

1.1 MILES AWAY

DOWNTOWN

3.1 MILES AWAY



NW 36TH ST

NW 36TH ST



EAST VIEW

EDGEWATER

1.7 MILES AWAY

WYNWOOD

1.1 MILES AWAY

MIDTOWN

1.2 MILES AWAY

DESIGN DISTRICT

1.4 MILES AWAY

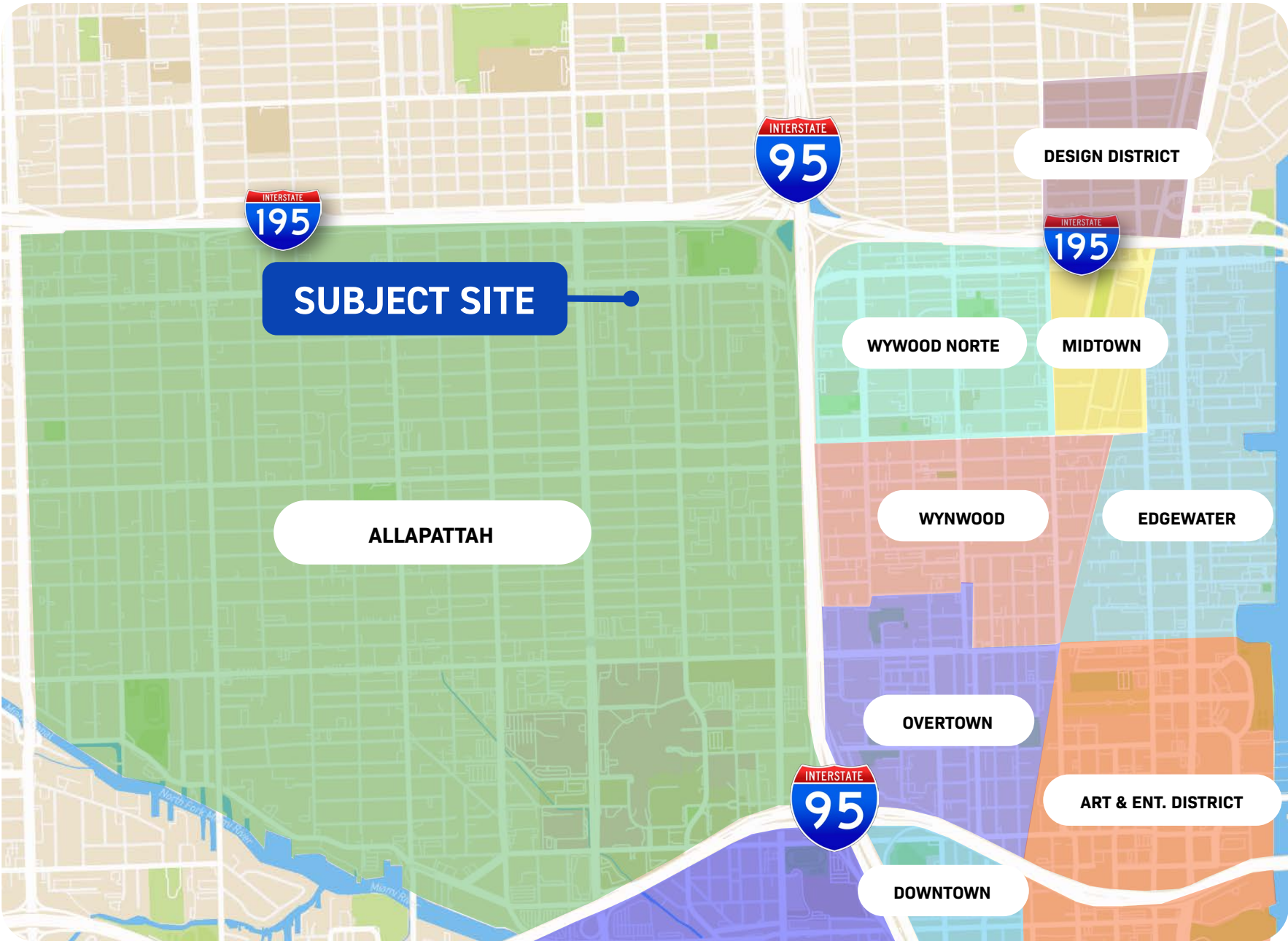


NW 36TH ST

NW 36TH ST



LOCATION MAP



DEVELOPMENT MAP



BRISAS DEL ESTE

**263 UNITS
MULTIFAMILY**



7 MOSAICO

**267 UNITS
MULTIFAMILY**



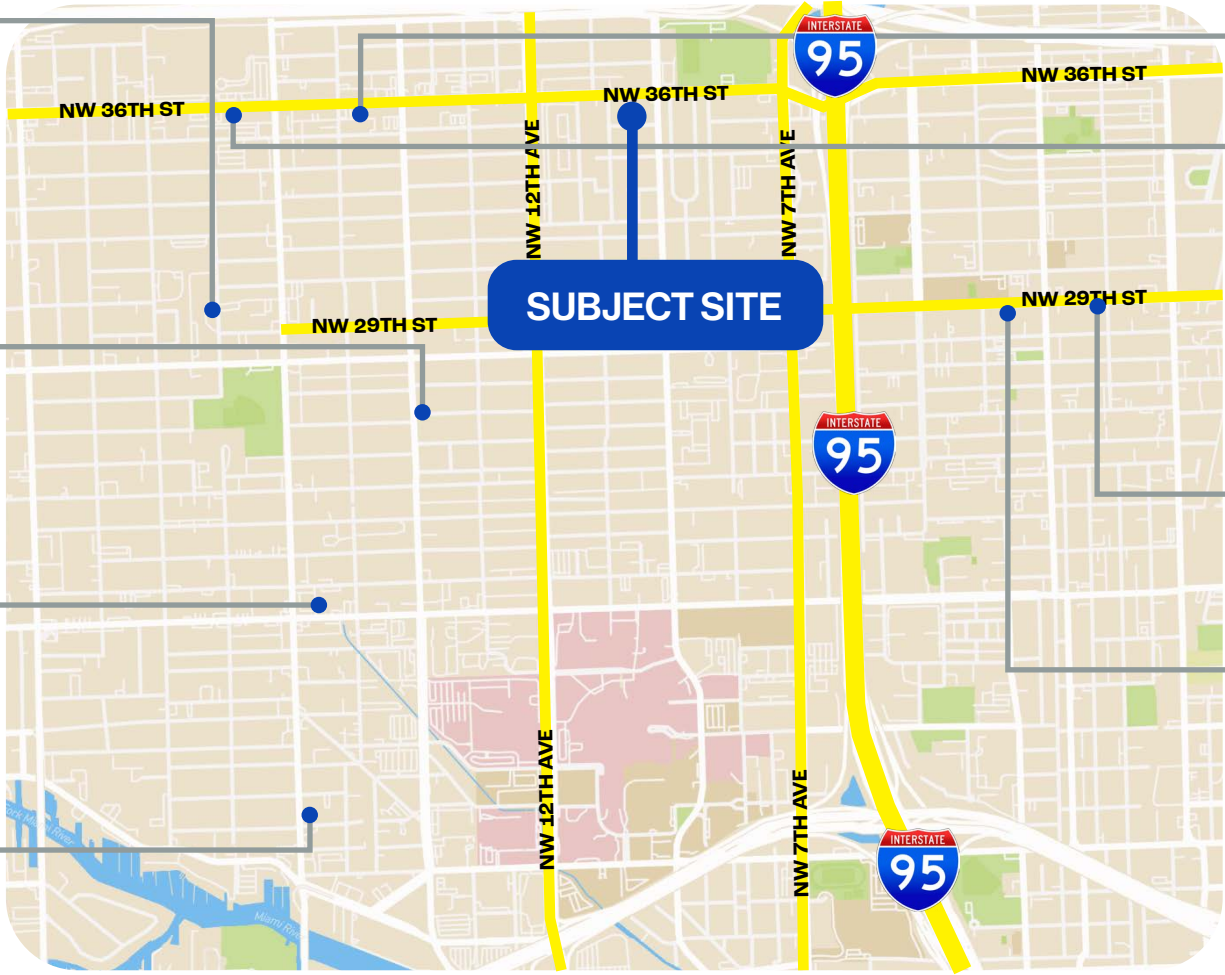
THE JULIA APARTMENTS

**323 UNITS
MULTIFAMILY**



NO. 17 RESIDENCES

**192 UNITS
MULTIFAMILY**



14 ALLAPPATTAH

**237 UNITS
MIXED-USE
MULTIFAMILY**



DULCE VIDA

**200 UNITS
MIXED-USE
MULTIFAMILY**



29 WYN

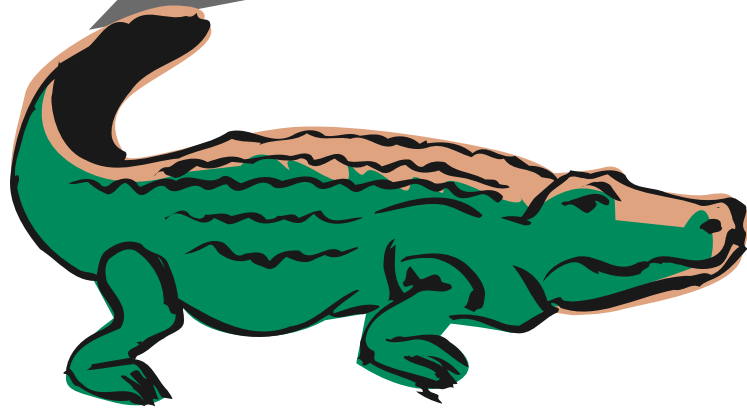
**248 UNITS
MIXED-USE
MULTIFAMILY**



THE DORSEY

**306 UNITS
MIXED-USE
MULTIFAMILY**

ALLAPATAH



- 1 | RUBELL COLLECTION MUSEUM
- 2 | EL ESPACIO 23
- 3 | HOMETOWN BBQ
- 4 | DECO COFFEE CO
- 5 | LAS ROSAS
- 6 | CIC
- 7 | MOORE PARK
- 8 | SEWELL PARK
- 9 | SMART BITES TO GO

- 10 | LOTUS HOUSE THRIFT BOUTIQUE
- 11 | ALLAPATTAH METRO STOP
- 12 | CHIMI EL PRIMO
- 13 | PORTOFINO BAKERY
- 14 | CAMILLUS HOUSE
- 15 | PARAISO CAFE
- 16 | FLAMINGO'S VINTAGE POUND
- 17 | MORA PIZZA
- 18 | LEMON PEPPERS

- 19 | PAPO LLEGA Y PON
- 20 | JACKY'S CAFE
- 21 | MILLS VINTAGE
- 22 | CURAYTED COFFEE
- 23 | ROSA NEGRA TATTOO
- 24 | THE COLLECTIVE
- 25 | JOLT RADIO
- 26 | SOUNDSCAPE STUDIOS
- 27 | SPINELLO PROJECTS

- 28 | WYNWOOD PARLOR
- 29 | JACQUELINE'S CHICKEN & BEER
- 30 | MIAMI BAKERY
- 31 | I AM LATIN CAFE
- 32 | EL ENCUENTRO RESTAURANT
- 33 | BERKELEY FLORIST SUPPLY CO
- 34 | LITTLE RIVER COOPERATIVE EDIBLE PLANT NURSERY
- 35 | LITTLE SANTO DOMINGO

- 36 | THE BRIDGE
- 37 | LES AILES DU DESIR
- 38 | CLUB TIPICO DOMINICANO
- 39 | EL CORTIJO
- 40 | SUBS ON THE RUN
- 41 | PLAZA FISH & SEAFOOD



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