



APEX
CAPITAL REALTY

FOR SALE

ALLAPATTAH FLEX SPACE

3020 NW 7TH AVE
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

JENNI FONTANA

Broker Associate

954 892 3331

Jenni@apexcapitalrealty.com

LIZ COLOMA

Commercial Advisor

860 605 6603

Liz@apexcapitalrealty.com

OFFERING SUMMARY

3020 NW 7TH AVE, MIAMI, FL 33127

Building Size	1,418 SF
Lot Size	6,768 SF
Zoning	T4-0
Max. Height	3 Stories - 40'
Lot Dimensions	40' X 169' +/-
Allowable Uses	Retail, Office, Workshop, Bakery/ Cafe, Restaurant, Boutique Gym, Beauty Parlor, Entertainment, Apparel/ Sneaker Shop, Pet Care, Residential & More
Traffic Count	26,000 AADT
Asking Price	\$1,350,000

APEX Capital Realty is proud to present the rare opportunity to acquire a Flex Space property with direct frontage on bustling NW 7th Ave in East Allapattah. Occupying two lots for a total of 6,768 sq.ft., the property is positioned on a main corridor straddling the border of Allapattah and Wynwood seeing over 26,000 cars pass daily.

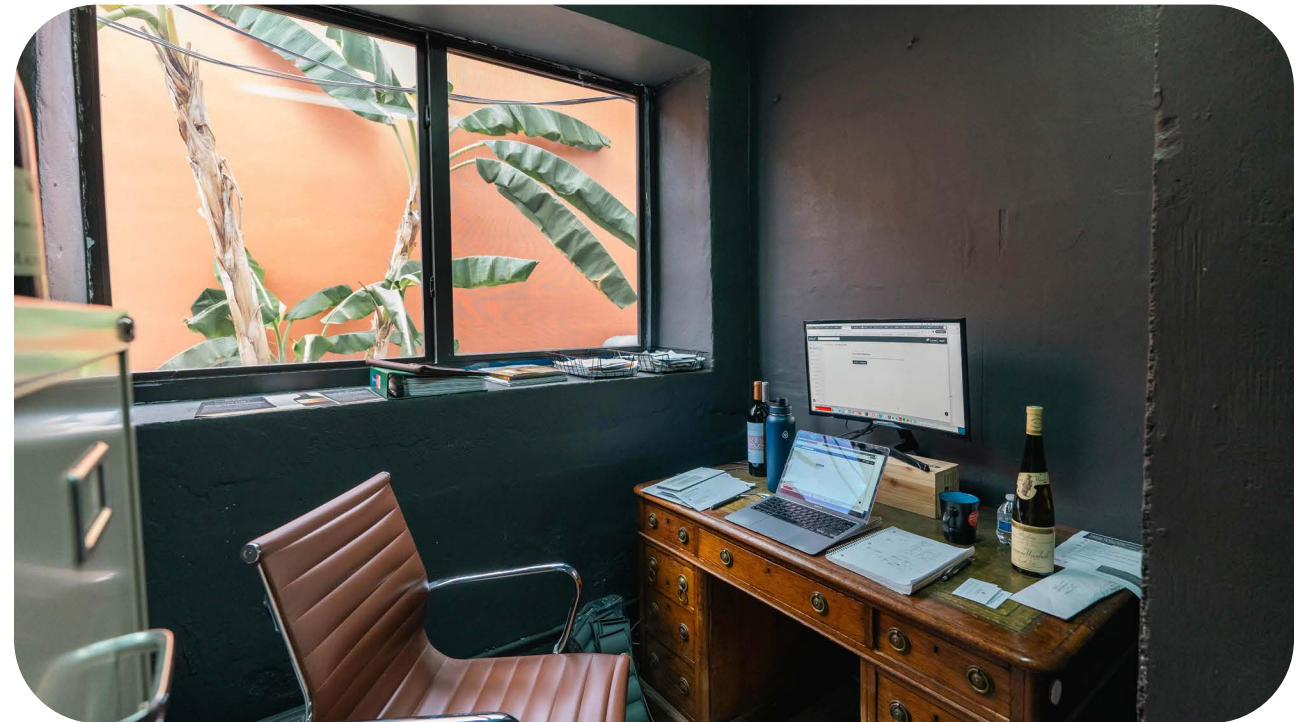
The property features 1,418 sq.ft. of building, featuring two storefront bays directly facing the highly trafficked NW 7th Avenue. Presently, it is leased out to a single tenant whose retail operation occupies both bays, along with a residential unit located at the rear of the building.

Just steps from Wynwood, the property is situated in a dynamic area on the brink of transformation. This is a great opportunity for both end-users and investors alike that want to take advantage of the excellent visibility and flexible zoning the property offers. Ideal for creative studios, workshop, retail, office, beauty salon, boutique gym, a cafe/restaurant, art gallery and more.

The site is located just minutes from Wynwood, Midtown, Edgewater, Design District, Downtown, Miami Int'l Airport. As well as offering close proximity to major thoroughfares I-95, I-195, State Road 112 and just south of NW 36th St.

Seller financing available.







INTERIOR PHOTOS

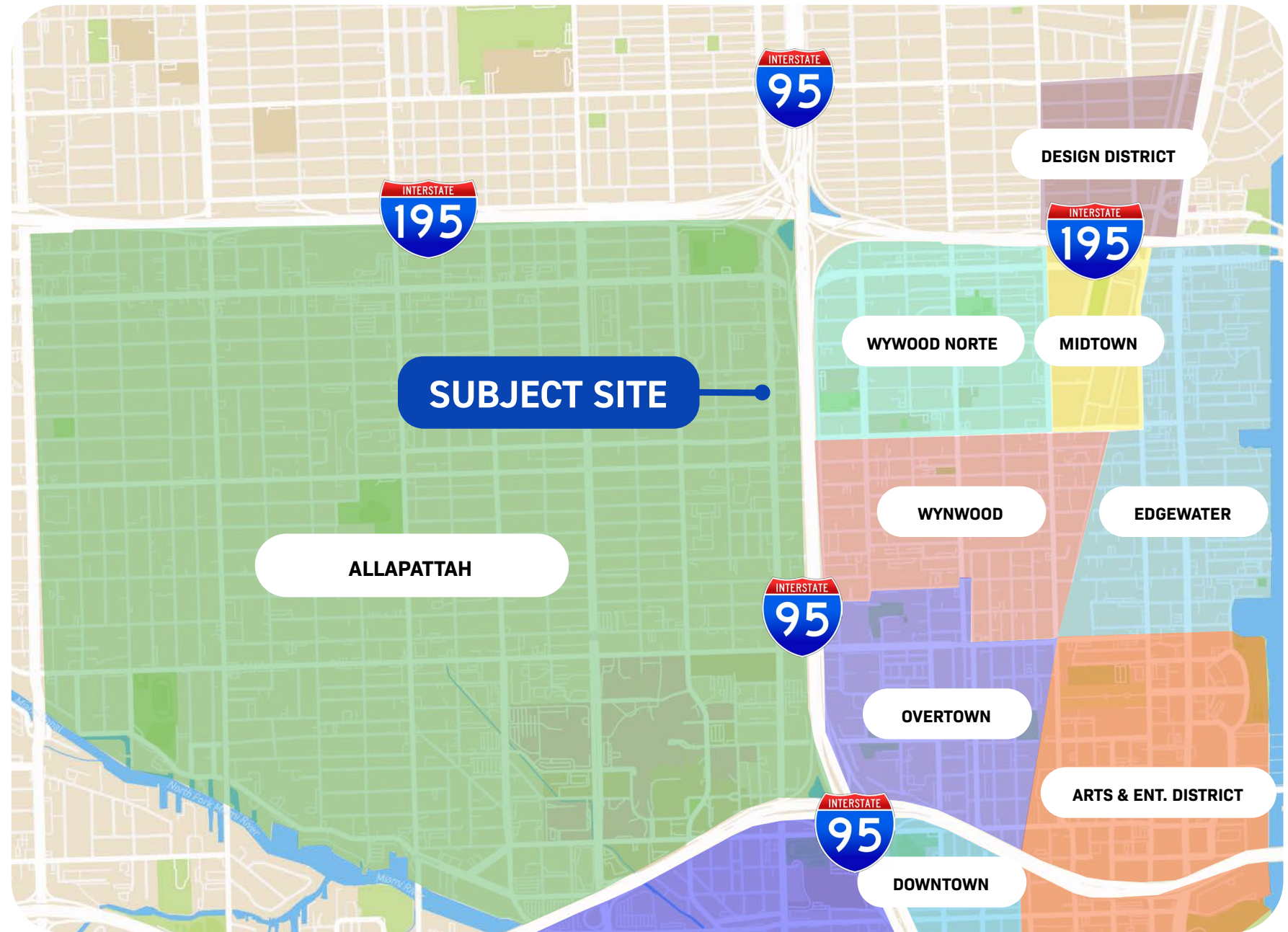




BIRD'S EYE VIEW



LOCATION MAP



SOUTHEAST VIEW

DOWNTOWN

1.9 MILES AWAY

WYNWOOD

0.4 MILE AWAY



26,000 AADT

26,000 AADT

NW 7TH AVE

NW 7TH AVE



EAST VIEW

MIAMI DESIGN DISTRICT

1.2 MILE AWAY

MIDTOWN

0.9 MILE AWAY

EDGEWATER

1.5 MILES AWAY

WYNWOOD

0.4 MILE AWAY



NW 7TH AVE

26,000 AADT

NW 7TH AVE



DEVELOPMENT MAP



BRISAS DEL ESTE

**263 UNITS
MULTIFAMILY**



7 MOSAICO

**267 UNITS
MULTIFAMILY**



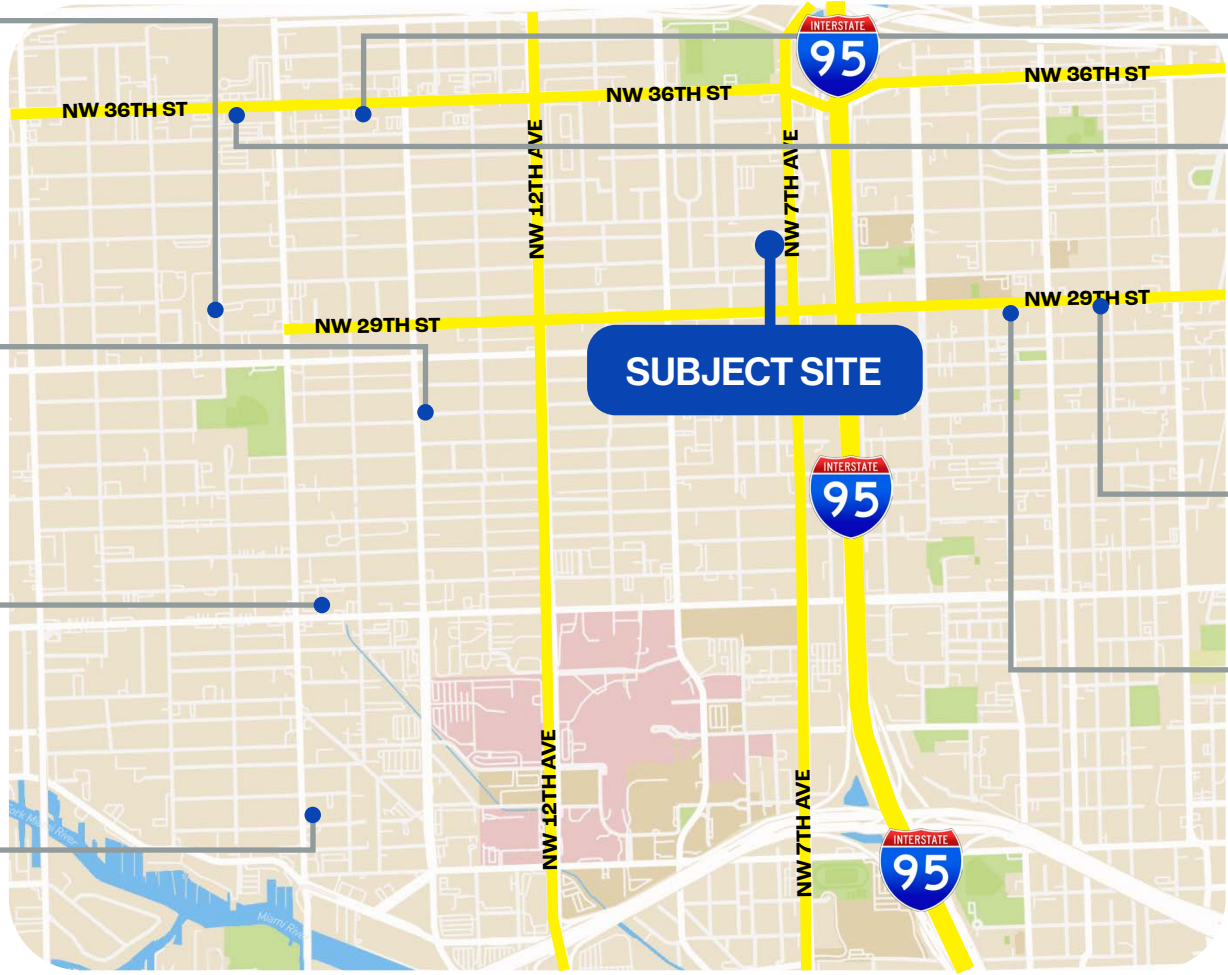
THE JULIA APARTMENTS

**323 UNITS
MULTIFAMILY**



NO. 17 RESIDENCES

**192 UNITS
MULTIFAMILY**



DULCE VIDA

**200 UNITS
MIXED-USE
MULTIFAMILY**



THE DORSEY

**306 UNITS
MIXED-USE
MULTIFAMILY**



14 ALLAPPATTAH

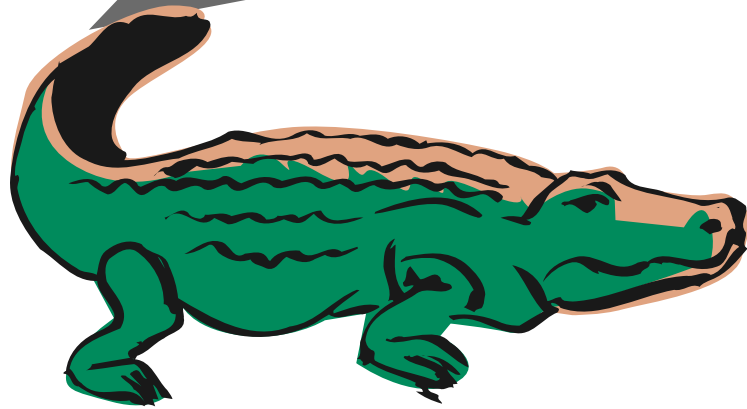
**237 UNITS
MIXED-USE
MULTIFAMILY**



29 WYN

**248 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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Miami, FL 33138

305 570 2600

www.apexcapitalrealty.com

