



APEX
CAPITAL REALTY

FOR SALE

RETAIL STORE

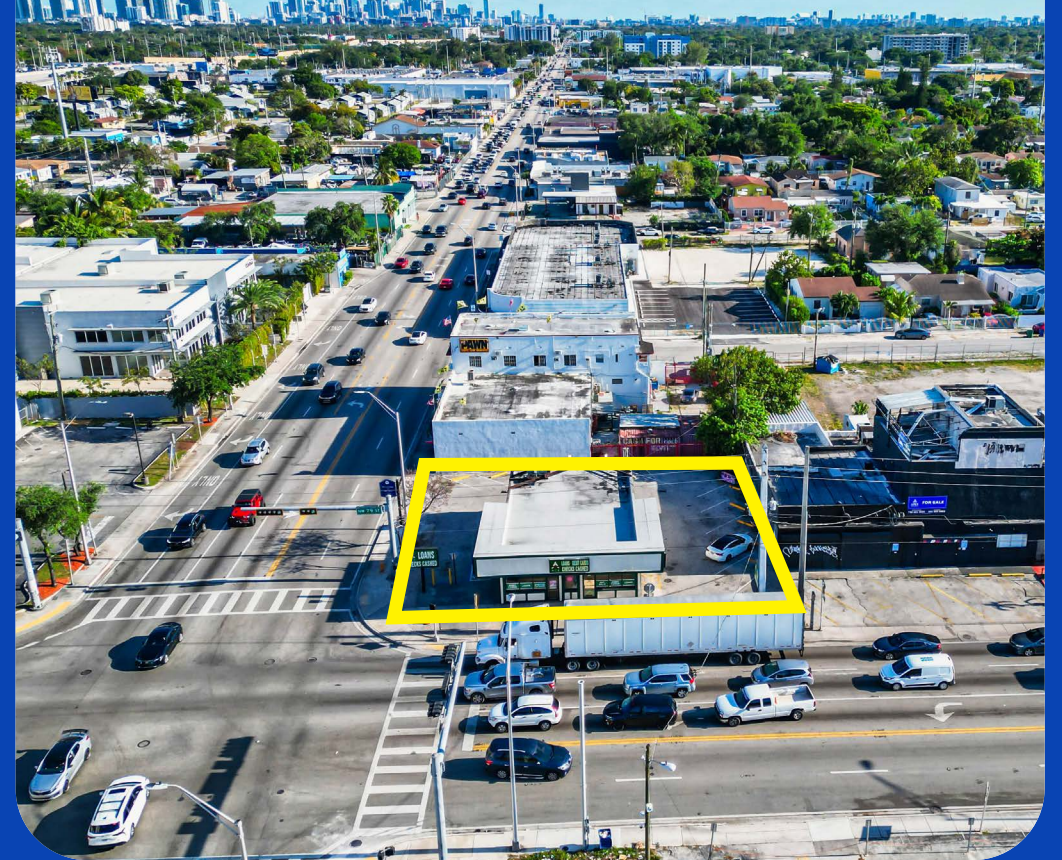
**700 NW 79TH ST
MIAMI, FL 33150**



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 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

700 NW 79TH ST, MIAMI, FL 33150

Building Area	2,383 SF
Total Land Area	9,366 SF
Zoning	T5-0
Traffic Count	55,000+ AADT
Max. Height	5 Stories
Asking Price	\$2,100,000

APEX Capital Realty is proud to present a rare opportunity to acquire a unique investment featuring an absolute NNN Check Cashing Store (national tenant) with strong future development potential.

Situated at the pivotal intersection of NW 79th St and NW 7th Ave, just 1 block away from I-95, this property features a 9,366 sqft lot with a 2,388 sqft building housing a national tenant on a triple net lease, generating \$90k/year until 2025. With SB102 zoning allowing for up to 12 stories, this site offers significant development potential. Located on a hard corner with a combined traffic count of 50,000 cars daily, the property enjoys excellent visibility and accessibility.

Its strategic proximity to I-95 and convenient access to major transportation routes, enhancing its appeal for potential development. The property is conveniently located just minutes away from the expanding neighborhoods of Little River, North Bay Village, Hialeah, Wynwood, Downtown, MIMO, Design District.

Situated directly adjacent to neighboring Apex listing 728 NW 79th St, this presents a rare opportunity to purchase two separate investment properties with strong development potential on a hard corner totaling just over one acre (46,116 sqft). This assemblage will be an excellent fit for SB102, further increasing its development potential and allowable density.

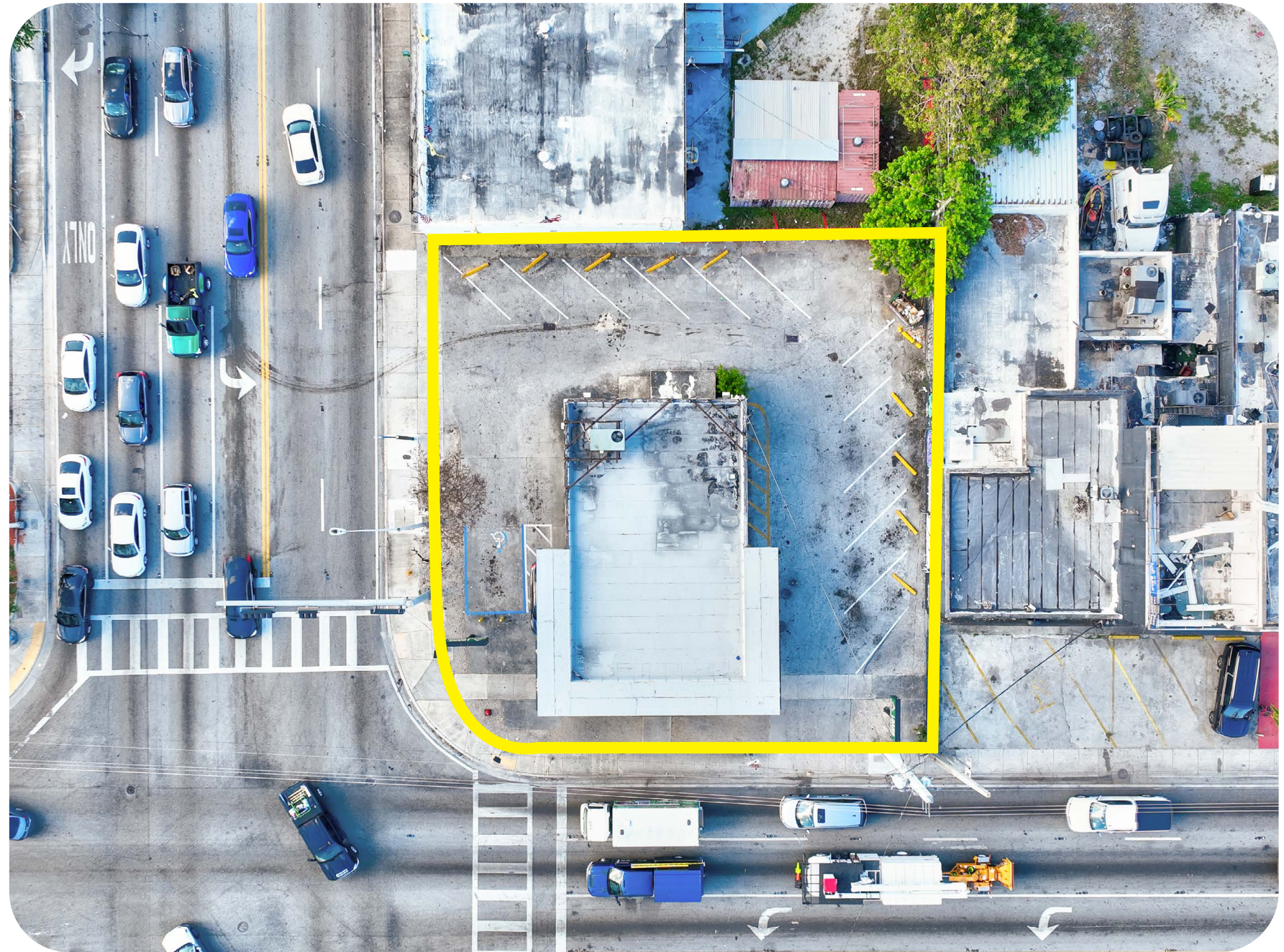




DEVELOPMENT HIGHLIGHTS

Lot Size	9,366 SF
Zoning	T5-0
Buildable Units By Right	12
SB102: Buildable units at 150 du/ac	32
SB102: Buildable units at 250 du/ac	53

BIRD'S EYE VIEW



SOUTHEAST VIEW

DOWNTOWN

5.3 MILES AWAY

DESIGN DISTRICT

3.3 MILES AWAY

WYNWOOD

3.6 MILES AWAY



205,000 AADT

30,000 AADT

NW 7TH AVE

NW 79TH ST

25,000 AADT



LOCATION MAP





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