

**FINANCING AVAILABLE**



**FOR SALE**

NNN RETAIL INVESTMENT

**1806 SW 22 AVE  
MIAMI, FL 33145**





# 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

**DANILO AQUINO**

Commercial Advisor

786 201 3020

[Danilo@apexcapitalrealty.com](mailto:Danilo@apexcapitalrealty.com)



# OFFERING SUMMARY

**1806 SW 22 AVE, MIAMI, FL 33145**

Building Size	2,587 SF
Lot Size	4,750 SF
Allowable Uses	Food services, general commercial, residential
Zoning	T4-L
No. Of Tenants	2 Tenants
Cap Rate	7.5%
NOI	\$66,059.14
Asking Price:	\$875,000

Apex Capital Realty is pleased to offer the opportunity to acquire a free standing retail building located in the Shenandoah neighborhood of Miami. 1806 SW 22 Ave is located a few blocks from Coral Way (22nd Street) and less than a mile from South Dixie Highway. This building contains retail space for up to two tenants, and sits on a 4,750 SF of land and contains 2,587 SF of leasable space.

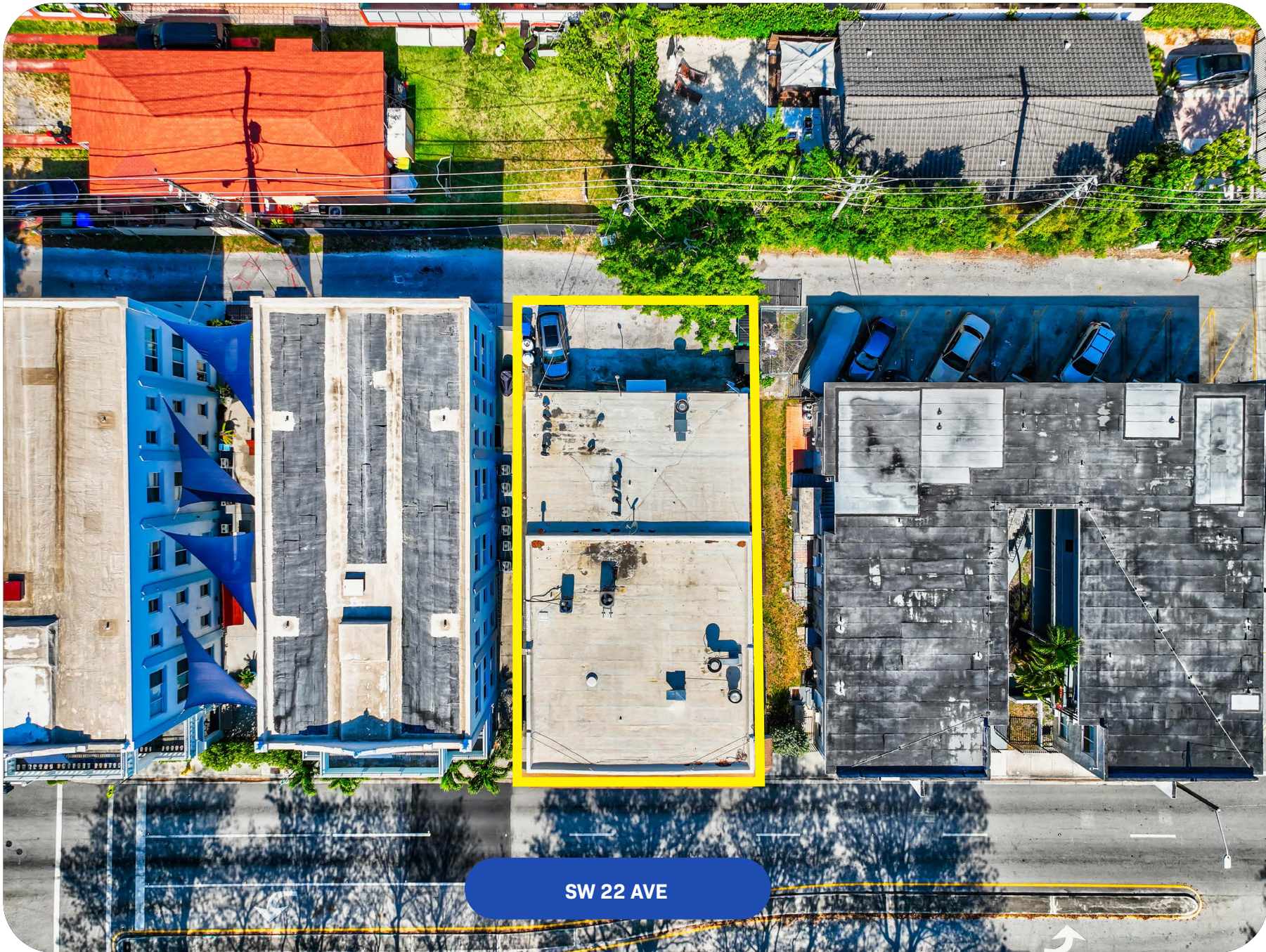
The property is occupied by two separate tenants which generate a total of \$57,828.48 in yearly Net Operating Income. Option period per the leases, will go to fair market value once initial term expires.

## FINANCING AVAILABLE





# BIRD'S EYE VIEW



SW 22 AVE





# CURRENT INCOME

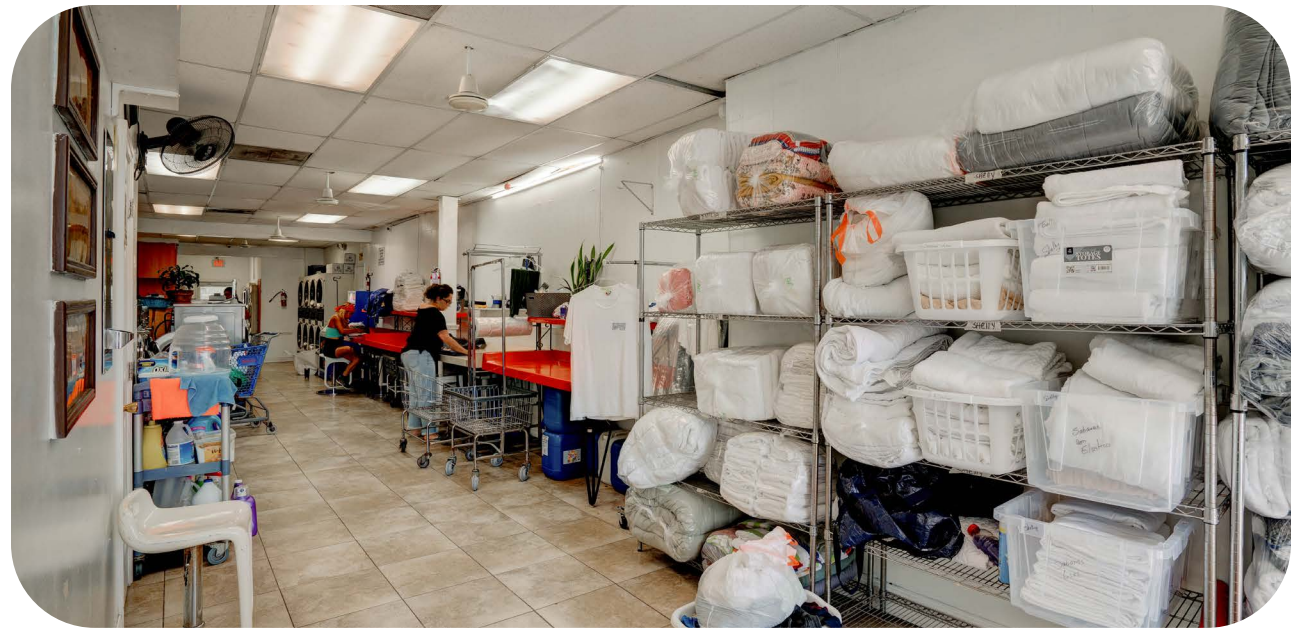
Tenant	Unit Size	Price Per Sqft	Yearly Base Rent	CAM (Yearly)	Expiration
Burbujas By Land	862	26	\$22,412	\$10,286.88	07/2031
Excel Indian Foods LLC	1,725	25.30	\$43,647.14	\$20,585.64	09/2026
<b>Total</b>	<b>2,587</b>		<b>\$63,190.78</b>	<b>\$30,872.52</b>	

# 5-YEAR CASH FLOW

	2024	2025	2026	2027	2028
<b>NOI</b>	\$66,059.14	\$68,040.92	\$70,082.15	\$84,865.20	\$87,411.15

**FINANCING AVAILABLE**

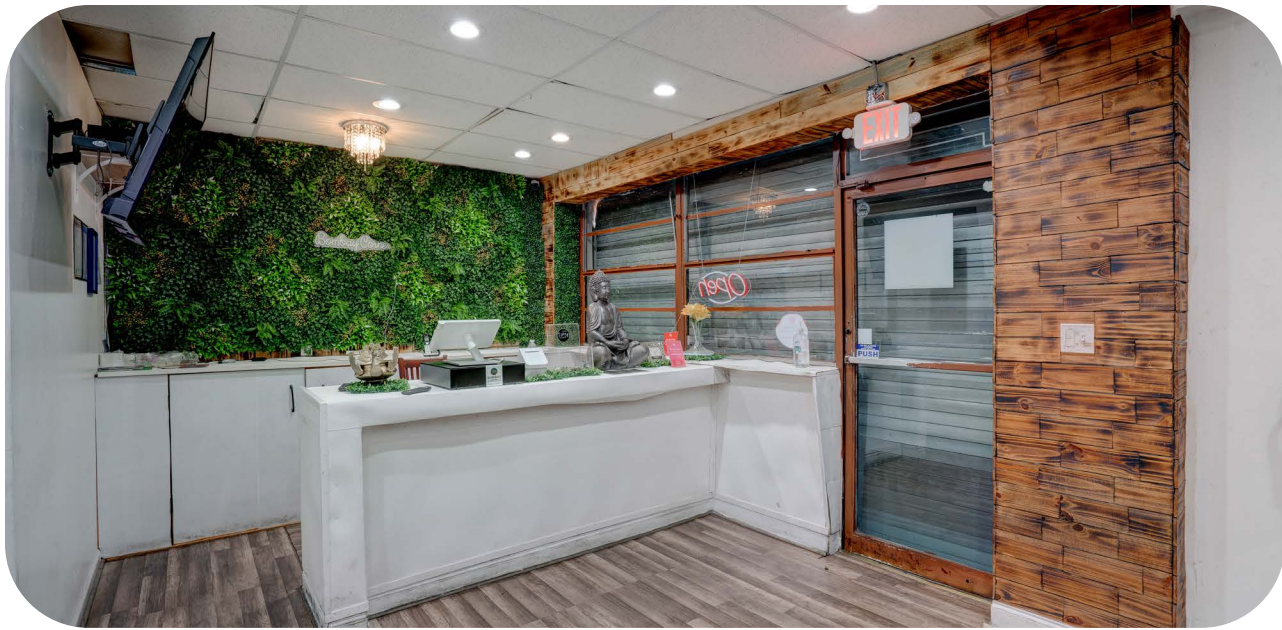




# INTERIOR PHOTOS







# INTERIOR PHOTOS





# EAST VIEW

**DOWNTOWN**

**5.1 MILES AWAY**

**Shenandoah Park**

**SW 22 AVE**

**18,600 AADT**

**SW 22 AVE**







Location Highlights

## Shenandoah

Only a 6 minute drive from the Coconut Grove metro rail station, 1806 SW 22 AVE is situated in one of Miami's most historic neighborhoods, Shenandoah. On average, 37,600 people ride the Metro Rail every single day which is within walking distance of the property. The bustling neighborhoods of Coconut Grove, Coral Gables, and Brickell are all within a 10 minute drive from the property or short MetroRail ride away.

Coral Way (SW 22 Street) is down the street from the location and provides access to an abundance of retail and entertainment within the Miracle Mile area of Coral Gables. The Shenandoah neighborhood has the benefits of being situated close to Coral Gables without the property taxes associated with the Coral Gables municipality. Over 5,000 households are located within this very well kept neighborhood which has access to many main roads such as US1, 8th street (Calle Ocho), and 22nd street.



# RETAIL MAP







**APEX**  
CAPITAL REALTY

**DANILO AQUINO**

Commercial Advisor

786 201 3020

Danilo@apexcapitalrealty.com

561 NE 79 ST, Suite 420

Miami, FL 33138

305 570 2600

[www.apexcapitalrealty.com](http://www.apexcapitalrealty.com)

