



FOR SALE

COMMERCIAL DUPLEX

**3690 SW 28TH ST
MIAMI, FL 33133**



APEX
CAPITAL REALTY

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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Broker Associate

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OFFERING SUMMARY

3690 SW 28TH ST MIAMI, FL 33133

Building Size	1,440 SF
Lot Size	5,400 SF
Zoning	T4-L
Asking Price	\$1,300,000

BY RIGHT USES

- Multi Family Housing
- Bed & Breakfast
- Office
- Food establishments
- General Commercial

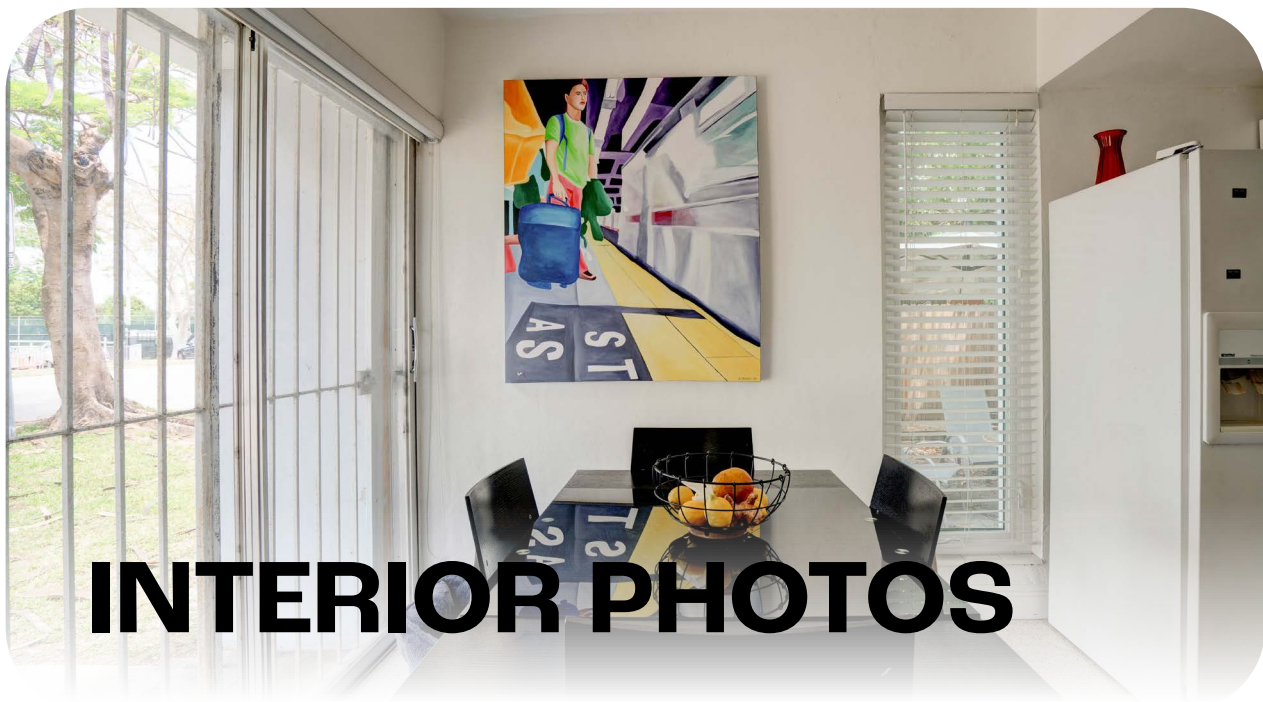
APEX Capital Realty is proud to present a rare opportunity to acquire a unique commercial property featuring an existing duplex with many other possible by-right uses.

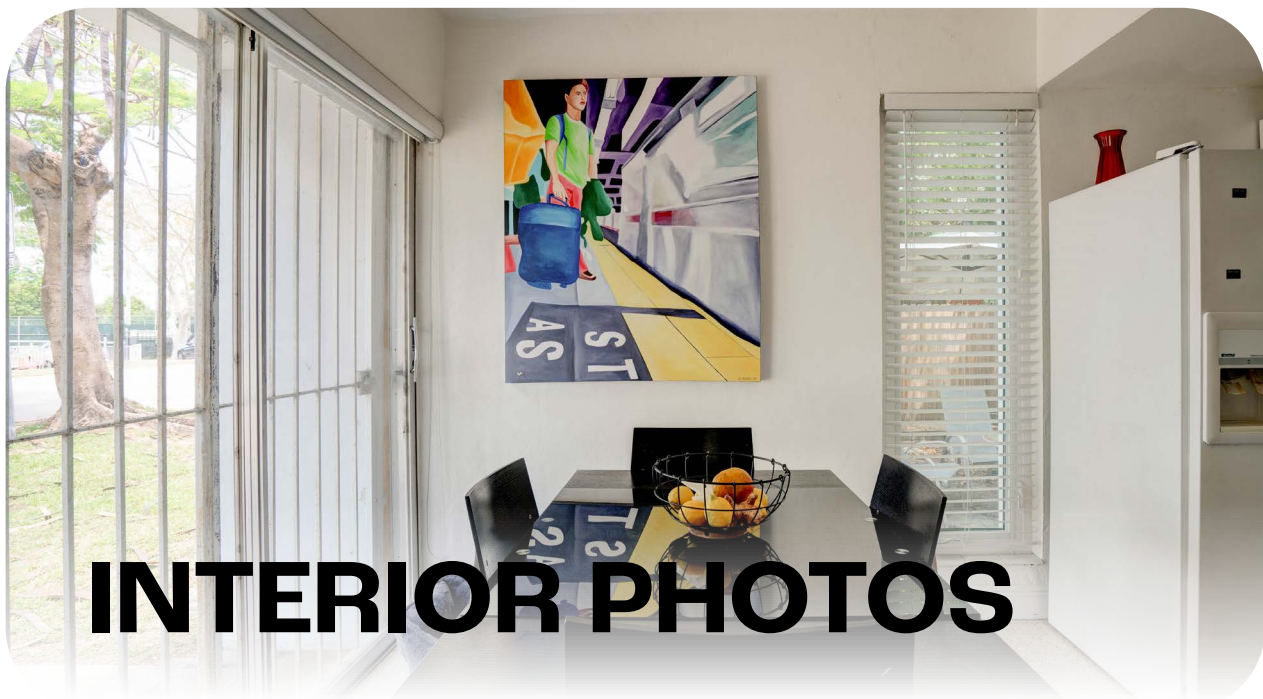
Situated at the intersection of Douglas Road or West 37th Ave and SW 28th St, it sits directly in front of Douglas Park which features tennis courts, a baseball field and an outdoor gym as some of its amenities.

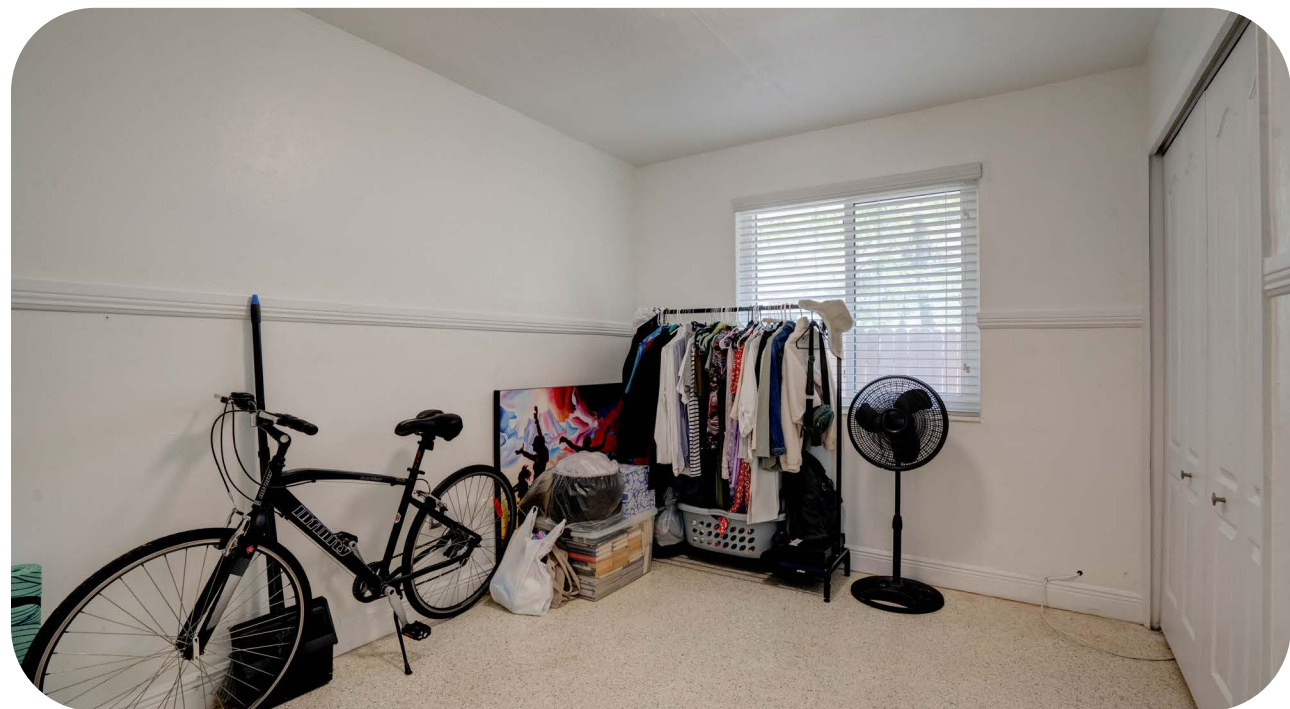
The Property features a 5,400 sqft lot with a 1,440 sqft building comprising 2 units each of them 2 bedroom, 1 bath.

Its strategic proximity to US-1 and convenient access to major transportation routes, enhances its attractiveness to be used as an office, a food establishment or any other of its by-right uses.









NORTH VIEW

MIRACLE MILE

0.8 MILE AWAY



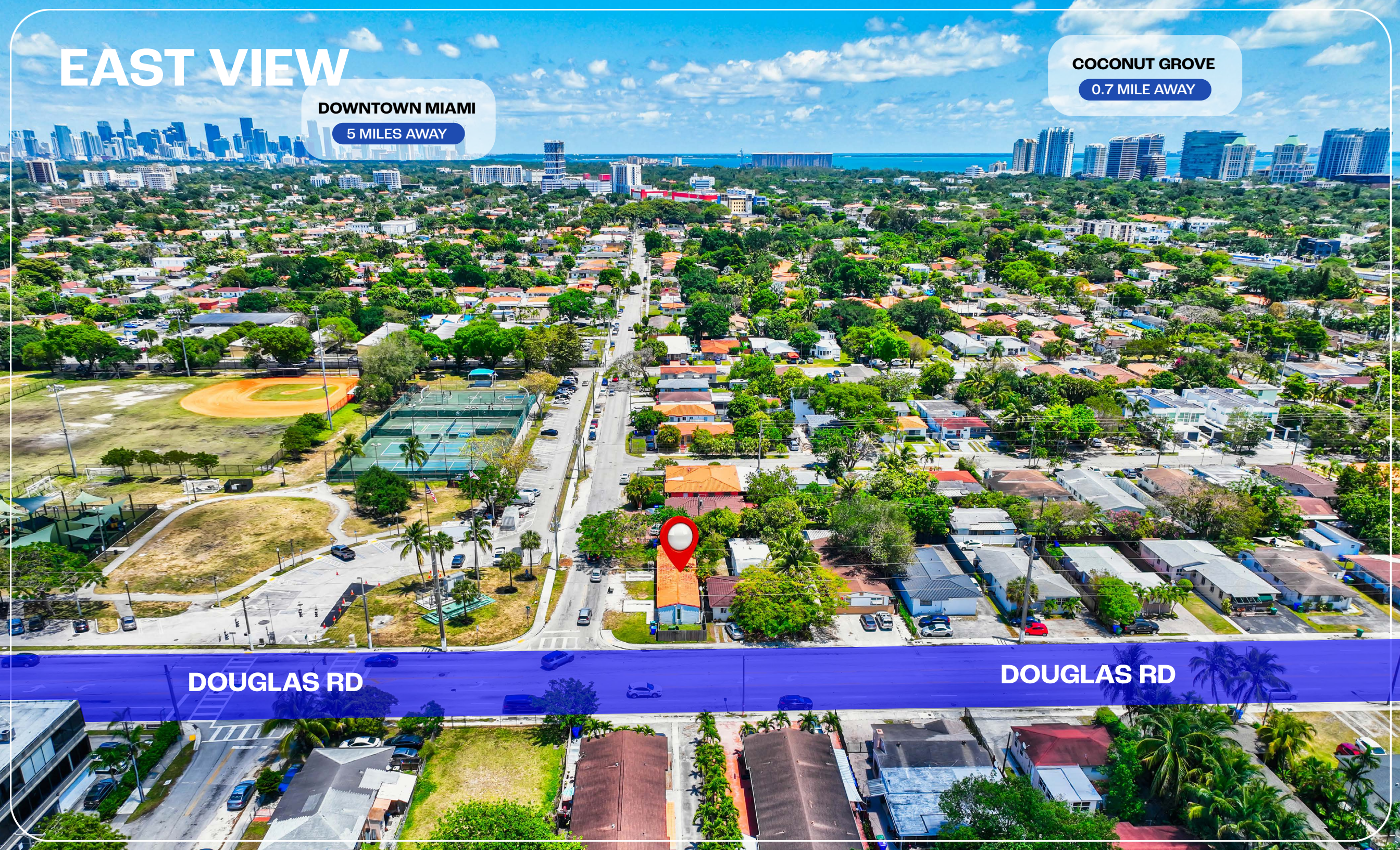
EAST VIEW

DOWNTOWN MIAMI

5 MILES AWAY

COCONUT GROVE

0.7 MILE AWAY



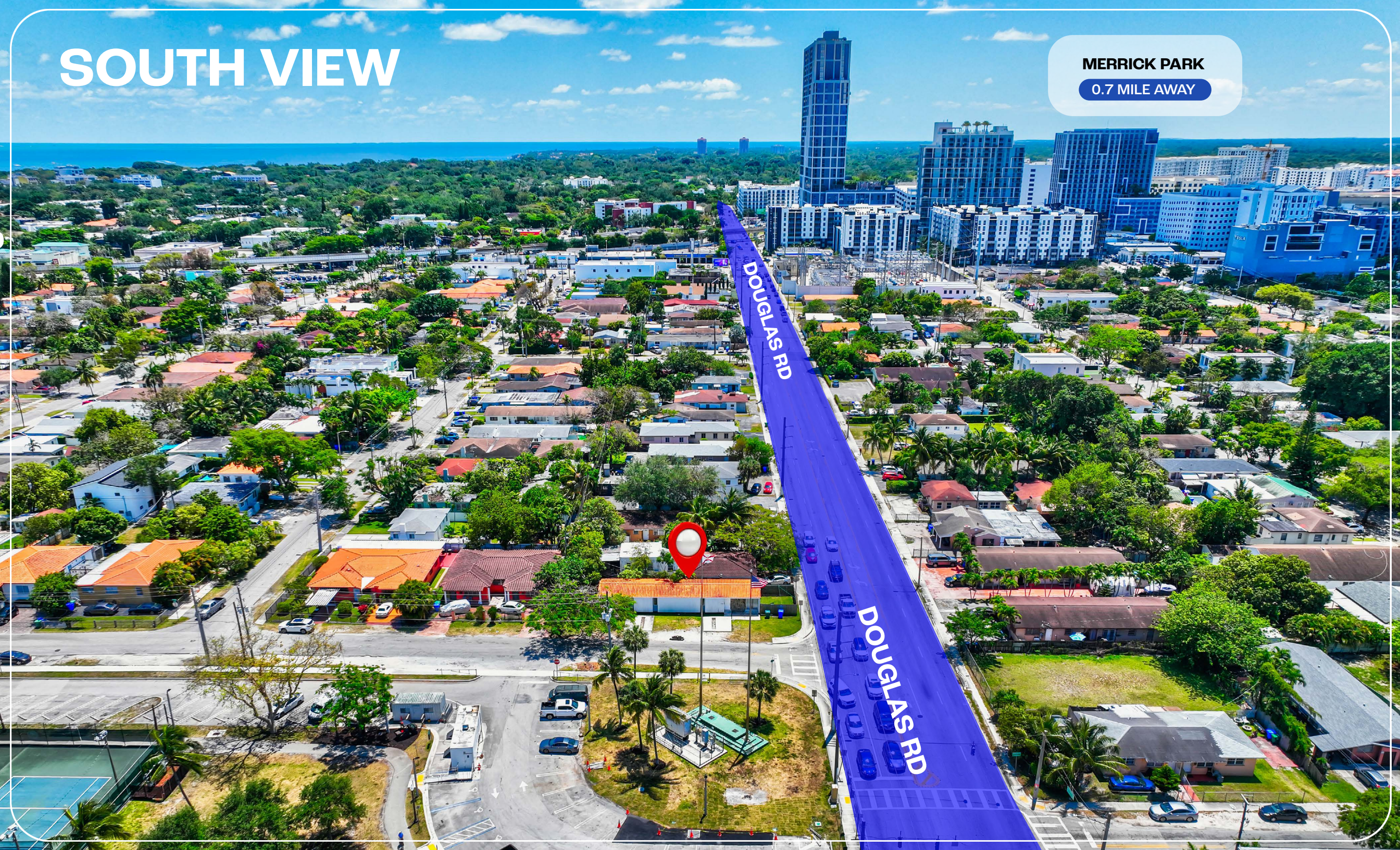
DOUGLAS RD

DOUGLAS RD

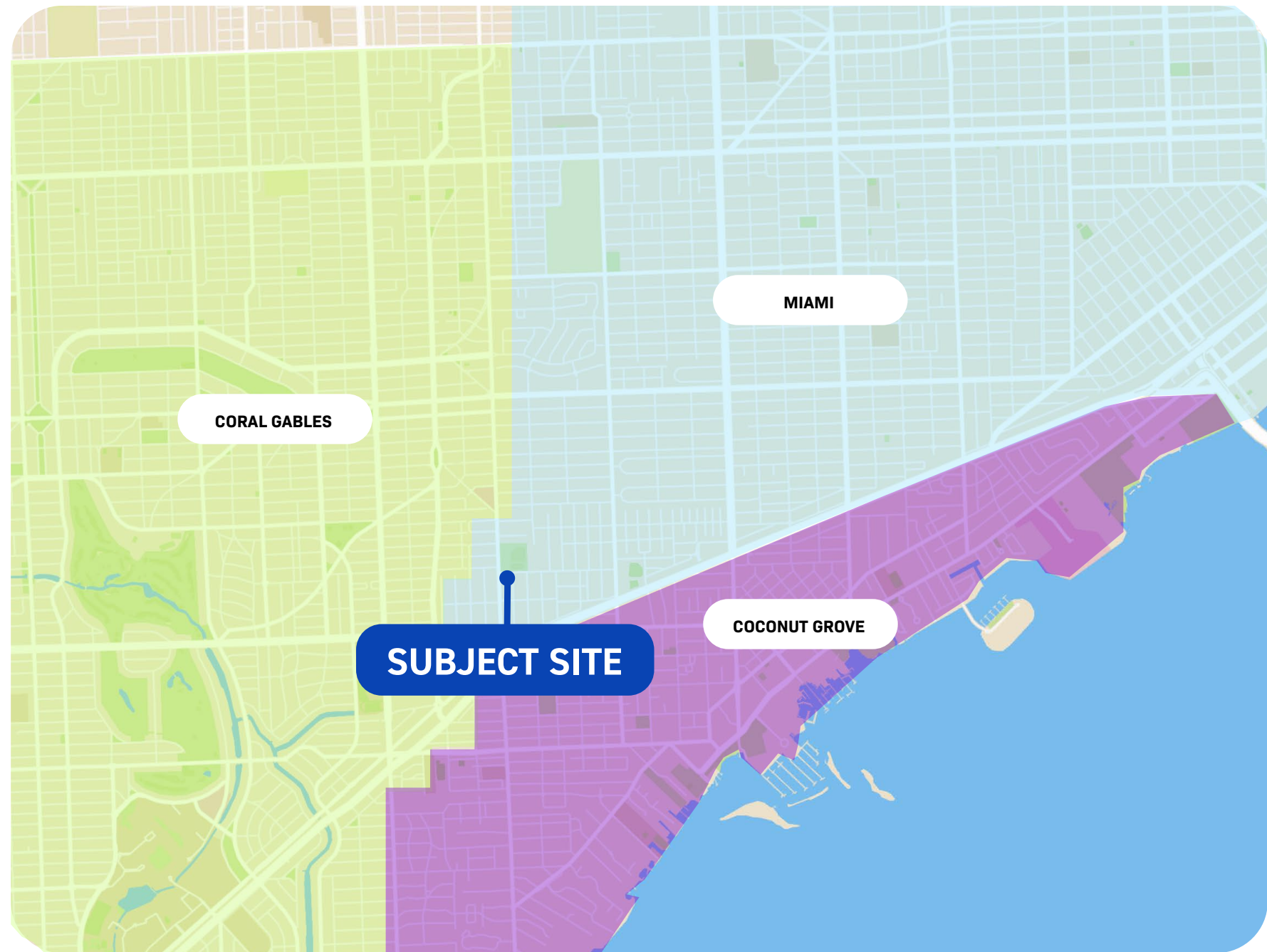
SOUTH VIEW

MERRICK PARK

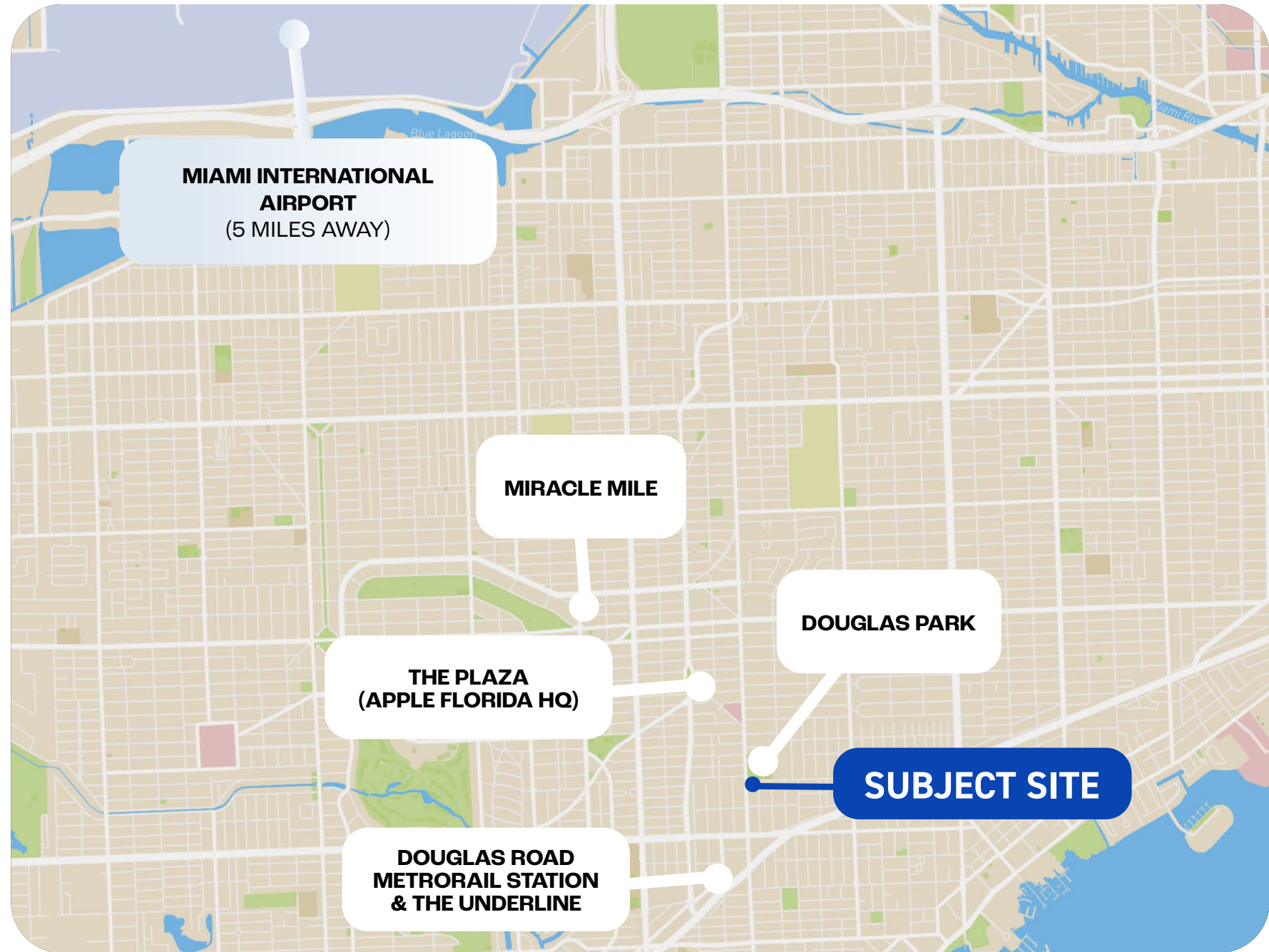
0.7 MILE AWAY



LOCATION MAP



IN THE AREA



MIAMI INTERNATIONAL AIRPORT
(5 MILES AWAY)

MIRACLE MILE

THE PLAZA
(APPLE FLORIDA HQ)

DOUGLAS ROAD METRORAIL STATION & THE UNDERLINE

DOUGLAS PARK

SUBJECT SITE



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