

FOR SALE

1520 ALTON ROAD
MIAMI BEACH, FL 33139



FLAMINGO FOOD MARKET

RETAIL/REST.
FOR LEASE
7500 sq. ft.
call or visit us
305-969-6344

PAULYNN
NAT. BROW LASH

EXECUTIVE SUMMARY

1520 ALTON ROAD, MIAMI BEACH, FL 33139

Apex Capital Realty is proud to present 1520 Alton Road, a vacant retail/office property located in the heart of Miami Beach's bustling Alton Road commercial corridor.

Spanning 5,250 square feet on a 7,500 square foot plot, this single-story building boasts 50 feet of frontage along the vibrant Alton Road, just north of its intersection with 15th Street.

Surrounded by a vibrant mix of commercial establishments and numerous rental and condominium complexes, this property offers an enticing opportunity for retail, office, or automotive-related owner-users seeking prime space in South Beach's central locale.



INVESTMENT HIGHLIGHTS

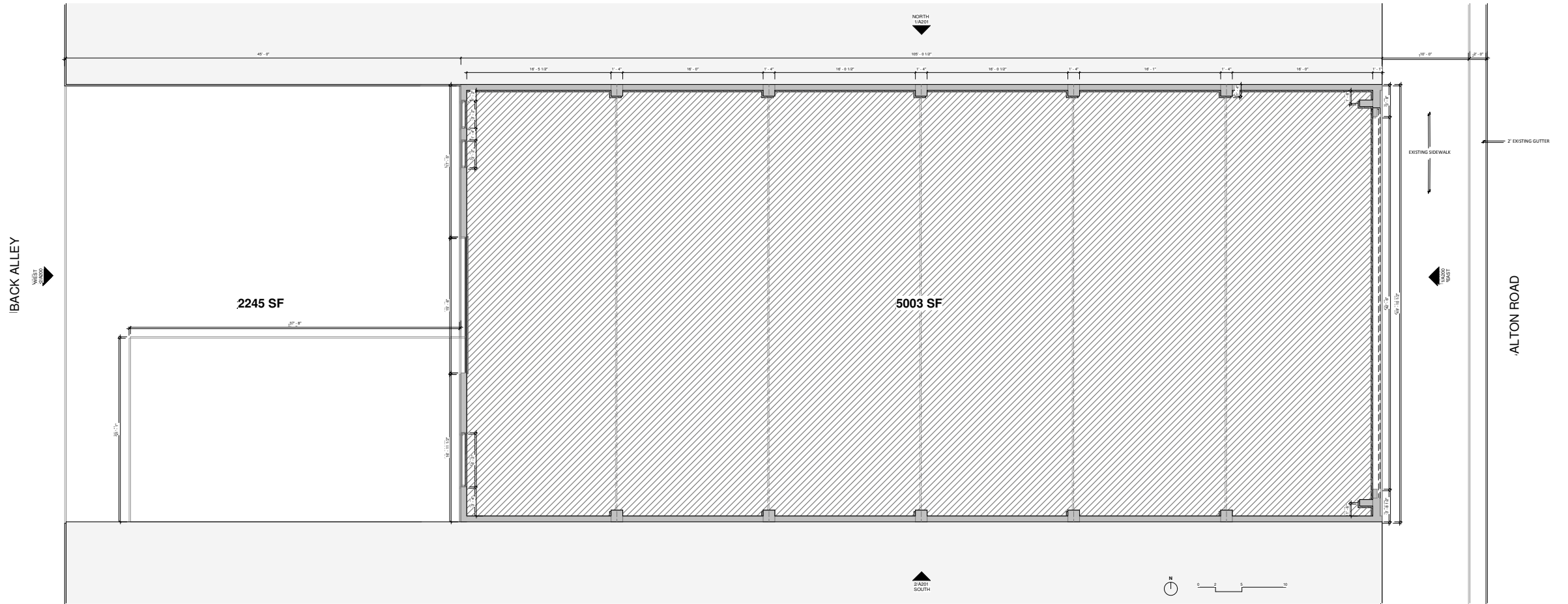
- Rare Alton Road Vacant Retail/Office Investment Opportunity.
- Property Has an Active Non-Conforming Use That Allows for Automotive Related Body-Shop, Storage, Garage & Merchant Sales.
- CD-2 Commercial Zoning Allows for Retail, Office and Apartment Uses.
- Ideal for Retail/Office Owner-User Looking for Signage and a South Beach Presence.
- The Property is Rectangular with No Columns and Ceiling Height Well Over 20 Feet, Ideal for Restaurant or Creative Office/Retail Renovation.
- The Property Has Approximately 10 Surface Parking Spaces Accessed Through Alton Court, Located On The West Side Of The Building.

Leaseable Area	5,250 SF
Lot Size	7,500 SF
Lot Dimensions	50' X 150'
Zoning	CD-2
Year Built	1939
Ceiling Height	22 Feet
Parking	Approx. 10 Parking Spaces
Offering Price	\$4,699,000.00

AERIAL VIEW













GROUND FLOOR PLAN

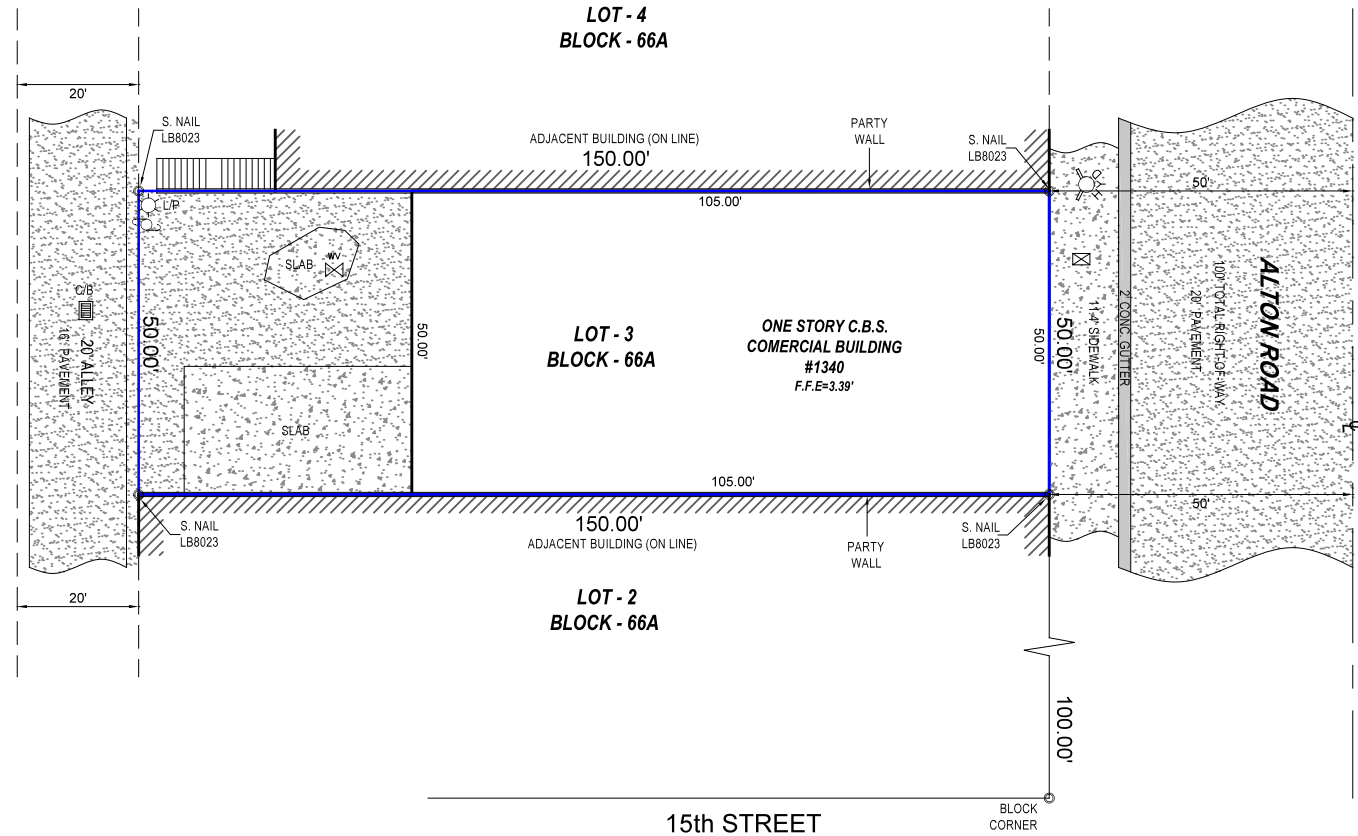


SURVEY MAP

- C&G = CURB & GUTTER
- CLF = CHAIN LINK FENCE
- COL = COLUMN
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
- D/W = DRIVEWAY
- EB = ELECTRIC BOX
- ENC. = ENCROACHMENT
- EP = EDGE OF PAVEMENT
- EW = EDGE OF WATER
- FDH = FOUND DRILL HOLE
- FFE = FINISHED FLOOR ELEVATION
- FIP = FOUND IRON PIPE (NO ID)
- FIR = FOUND IRON ROD (NO ID)
- FN = FOUND NAIL (NO ID)
- FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
- L.E. = LANDSCAPE EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- (M) = MEASURED
- MDCR = MIAMI-DADE COUNTY RECORDS
- MH = MAN HOLE
- ML = MONUMENT LINE
- (P) = PLAT
- PB = PLAT BOOK
- PC = POINT OF CURVATURE
- PCP = PERMANENT CONTROL POINT
- PE = POOL EQUIPMENT PAD
- PG = PAGE
- PI = POINT OF INTERSECTION
- PL = PLANTER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENCY
- R = RADIUS DISTANCE
- (R) = RECORD
- R/W = RIGHT-OF-WAY
- RES = RESIDENCE
- SIP = SET NAIL & DISK LB#8023
- SND = SET NAIL & DISK LB#8023
- STL = SURVEY TIE LINE
- SWK = SIDEWALK
- (TYP) = TYPICAL
- UB = UTILITY BOX
- U.E. = UTILITY EASEMENT
- W/F = WOOD FENCE

SYMBOLS:

-  = TELEPHONE RISER
-  = CABLE TV RISER
-  = WATER METER
- X 0.00 = ELEVATION
- (00') = ORIGINAL LOT DISTANCE
- Δ = CENTRAL ANGLE
-  = CENTER LINE
-  = WATER VALVE
-  = CURB INLET
-  = FIRE HYDRANT
-  = LIGHT POLE
-  = CATCH BASIN
-  = UTILITY POLE



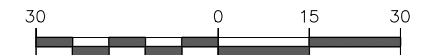
TITLE COMMITMENT INFORMATION:

PREPARED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
 ISSUED BY: GREENSPOON WARDER, LLP
 ISSUING OFFICE FILE NO.: 29738.0056
 COMMITMENT DATE: 05/17/2021

SCHEDULE B-II, EXCEPTIONS:



GRAPHIC SCALE



1" = 30'

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECTLY RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND CONTROL BY THE FLORIDA STATE BOARD OF SURVEYORS AND

SOUTHEAST VIEW

SOUTH OF FIFTH

FLAMINGO PARK

SUBJECT SITE

ALTON ROAD
AADT 32,500

WEST AVENUE



SOUTHWEST VIEW

CITY OF MIAMI

PORT OF MIAMI

I-395 / MACARTHUR CAUSEWAY

SUBJECT SITE

AADT 32,500

ALTON ROAD

WEST AVENUE

WEST AVENUE



SALES COMPARABLES

Property Address	Property Type	Sale Date	GLA Building	Sale Price	Price Per SF (BLDG)	Zoning
1407 Washington Ave	Retail	12/12/2023	12,424	8,500,000.00	\$684	CD-2
919 Collins Ave	Retail	9/21/2023	7,982	5,700,000.00	\$714	MXE
1000 17th St	Retail	9/12/2023	18,991	16,000,000.00	\$843	CD-3
624 Collins Ave	Retail / Office	7/19/2023	8,450	6,000,000.00	\$710	MXE
1057 Washington Ave	Retail / Office	2/22/2023	9,640	7,600,000.00	\$788	CD-2
1665 Alton Rd	Retail	8/31/2022	13,383	\$10,000,000	\$747	CD-2
1680 Alton Rd, 1676, 1664, 1656, 1677 West Ave	Retail	6/9/2022	24,408	\$39,300,000	\$1,610	CD-2
1695 Alton Rd	Office	2/14/2022	5,503	\$10,400,000	\$1,890	CD-2
604 Collins Ave / 215 6th St	Retail	2/9/2022	7,940	\$6,500,000	\$819	MXE
1920 Alton Rd	Retail	12/13/2021	20,713	\$21,250,000	\$1,026	CD-2
Totals						
Weighted Average			12,943	\$13,125,000	\$983	

PROFORMA INCOME

Unit #/Floor	Square Footage +/-	Monthly Rent (Base)	Yearly Rent (Base)	Lease Type	Price/SF (Base Annual)
1520 Alton Rd	5,250	\$28,437.50	\$341,250.00	NNN	\$65.00
PROFORMA NET ANNUAL INCOME			\$341,250		

LEASE COMPARABLES

Property Address	Property Type	Date	GLA	Annual Rate	Price PSF	Tenant	Lease Type
605 Lincoln Rd St 303	Office	5/1/2023	1,562	\$102,000	\$65	N/A	N/A
1355 Alton Rd	Office	6/22/2023	3,373	\$264,000	\$78	Real Medical Beauty	N/A
1111 Lincoln Rd	Office	Q2 - 2023	2,180	\$138,430	\$64	SDG MGMT	Full Service
1691 Michigan Ave	Retail	Q4 - 2022	3,397	\$238,469	\$70	Esslinger Wooten	NNN
1111 Lincoln Rd	Retail	Q3 - 2022	2,200	\$119,856	\$54	Liliana Acosta	N/A
1688 Meridian Ave	Retail / Restaurant	Q3 - 2022	1,565	\$126,673	\$80	DKSUSHI2	NET
1935 West Ave	Retail	Q2 - 2022	950	\$77,900	\$82	Nautical Bowls	NET
1674 Meridian Ave	Office	Q3 - 2022	6,762	\$1,067,328	\$56	Arosa Cap MGMT	Full Service
Weighted Average			2,749		\$69		

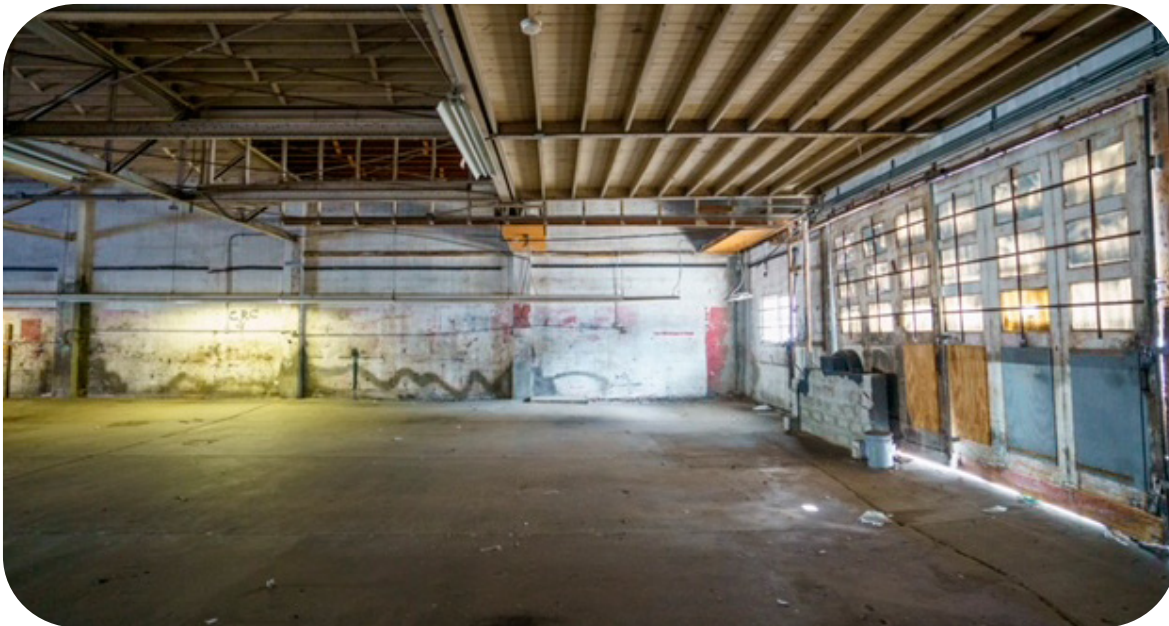
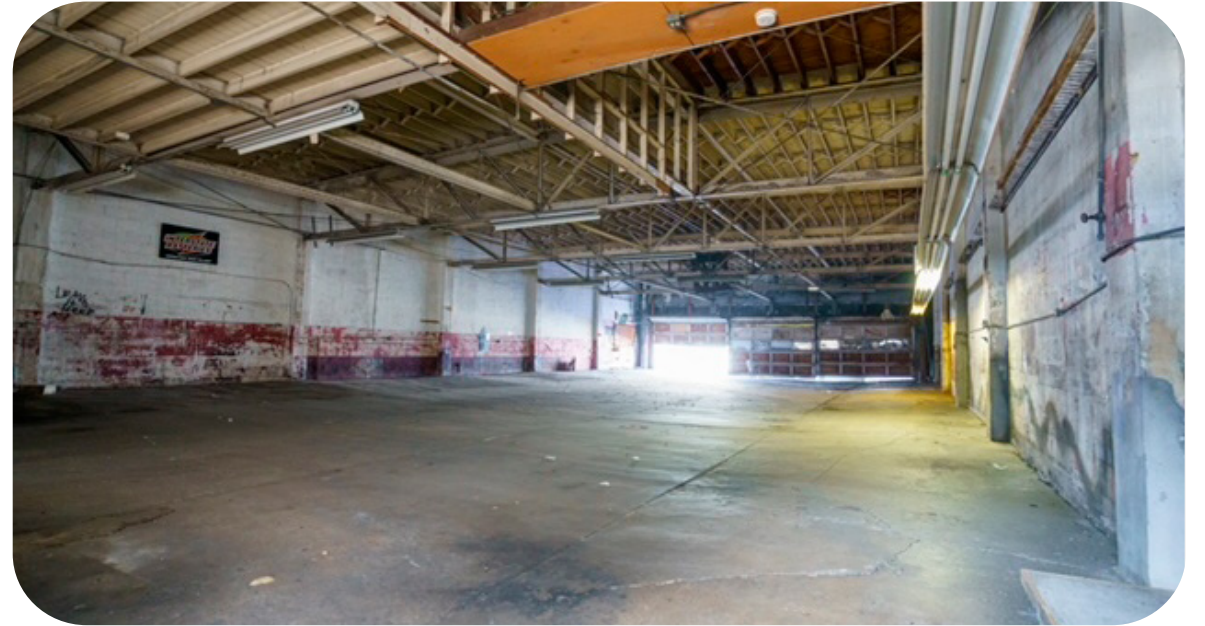
EXTERIOR PHOTOS



EXTERIOR PHOTOS



INTERIOR PHOTOS



POTENTIAL CONCEPTS

PADEL CLUB - LAUNCH



POTENTIAL CONCEPTS

LUXURY CAR STORAGE



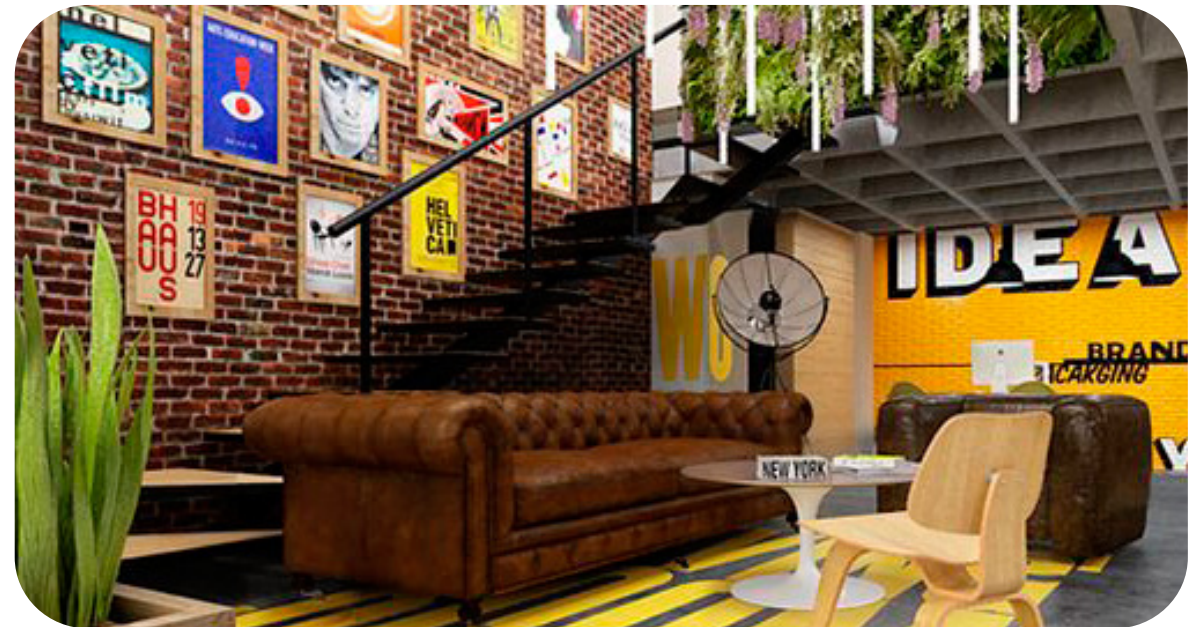
POTENTIAL CONCEPTS

RESTAURANT - BAR - LAUNCH

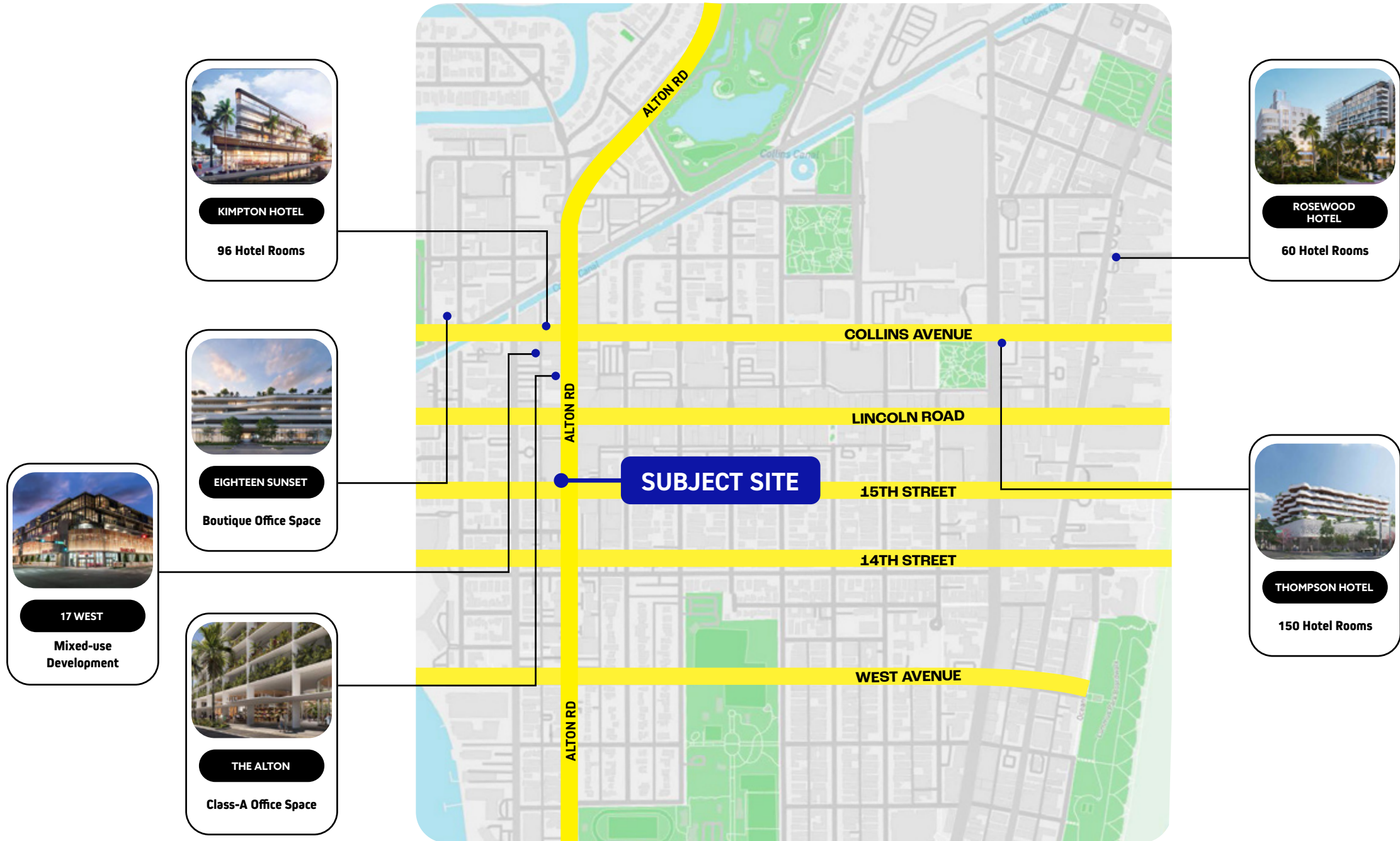


POTENTIAL CONCEPTS

EXECUTIVE - CORPORATIVE OFFICE



DEVELOPMENT MAP



RETAIL MAP





ADRIANO SALUCCI

Commercial Advisor
305 308 9411
Adriano@apexcapitalrealty.com



MIGUEL PINTO

President/Managing Broker
305 632 2575
Miguel@apexcapitalrealty.com

561 NE 79 ST, Suite 420
Miami FL 33138
305 570 2600
www.apexcapitalrealty.com

