

# FOR SALE

Little Havana | Victoria Apartments  
1560 SW 5th Street, Miami, FL 33125





# OFFERING SUMMARY

1560 SW 5TH STREET, MIAMI, FL 33125

Apex Capital Realty is excited to present **Victoria Apartments** - a truly unique and exceptional investment opportunity located in one of Miami's most vibrant and culturally rich neighborhoods.

This strategically located multifamily property contains a unit mix of 8 medium size one-bedroom units and 4 spacious studios nestled in the heart of **Little Havana**. Take part in the incredible renaissance of this truly eclectic neighborhood renowned for its colorful streets, lively atmosphere, and deep-rooted heritage.

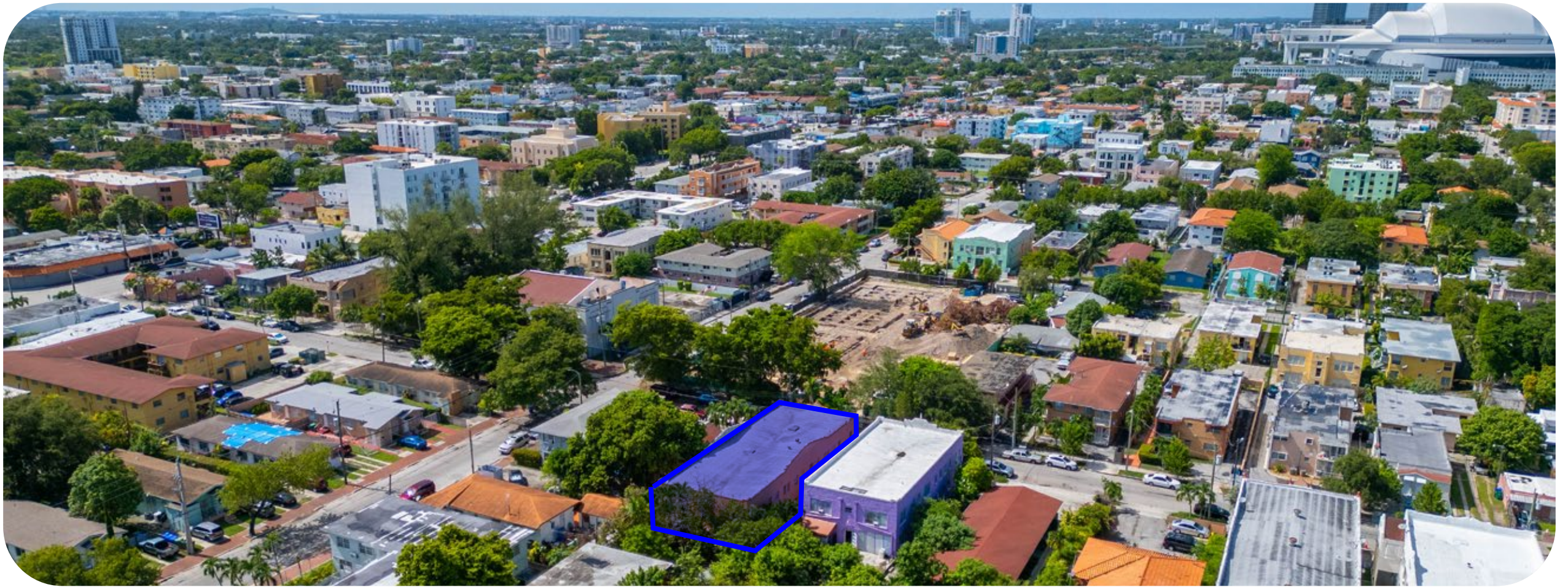
The rental market in **Little Havana** continues to flourish, with strong demand from a diverse range of prospective tenants. Strategically located within a mere five-minute drive from the bustling districts of Brickell and Downtown, this property benefits from the close proximity to Miami's thriving economic centers.

Unlock potential for value appreciation through renovations and updates and enjoy a solid investment opportunity in a neighborhood with increasing demand. **The potential is limitless.**



<b>Total Building Size</b>	8,438 SF
<b>Total Lot Size</b>	7,500 SF
<b>Total Units</b>	8 (1BR/1BA) 4 (Studios)
<b>40-Year Recertification</b>	Completed
<b>Proforma Cap Rate</b>	7.33%
<b>Asking Price</b>	\$2,450,000





# PROPERTY HIGHLIGHTS

- **Prime Location:** Situated in the heart of Little Havana, this apartment building is surrounded by the energy and spirit of the neighborhood. From bustling Calle Ocho to authentic Cuban eateries, everything is at your doorstep.
- **Neighborhood Charm:** Immerse yourself in the cultural tapestry of Little Havana. Experience the lively music, art, and culinary delights that make this area truly unique.
- **Convenience & Amenities:** Close proximity to shops, cafes, markets, and parks ensure residents enjoy all the conveniences of modern urban living.
- **Investment Potential:** Beyond the lifestyle benefits, Little Havana presents an excellent real estate investment opportunity. As the neighborhood continues to grow in popularity, property values have the potential to appreciate, making it one of the best investment opportunities in the South Florida area.





## CALLE OCHO: THE HEART OF MIAMI'S LITTLE HAVANA

**Little Havana** is not just a neighborhood; it's a cultural destination. With its lively arts scene, colorful festivals, and historic landmarks, it attracts locals and visitors alike. Investing in this area means becoming part of a community that values its heritage and celebrates life to the fullest.

**Cultural Tapestry:** Little Havana is a microcosm of Cuban heritage and Latin American charm. The neighborhood's colorful streets are adorned with captivating murals, creating an artistic backdrop for daily life. Residents have the privilege of experiencing a unique blend of cultures through music, dance, art, and cuisine.

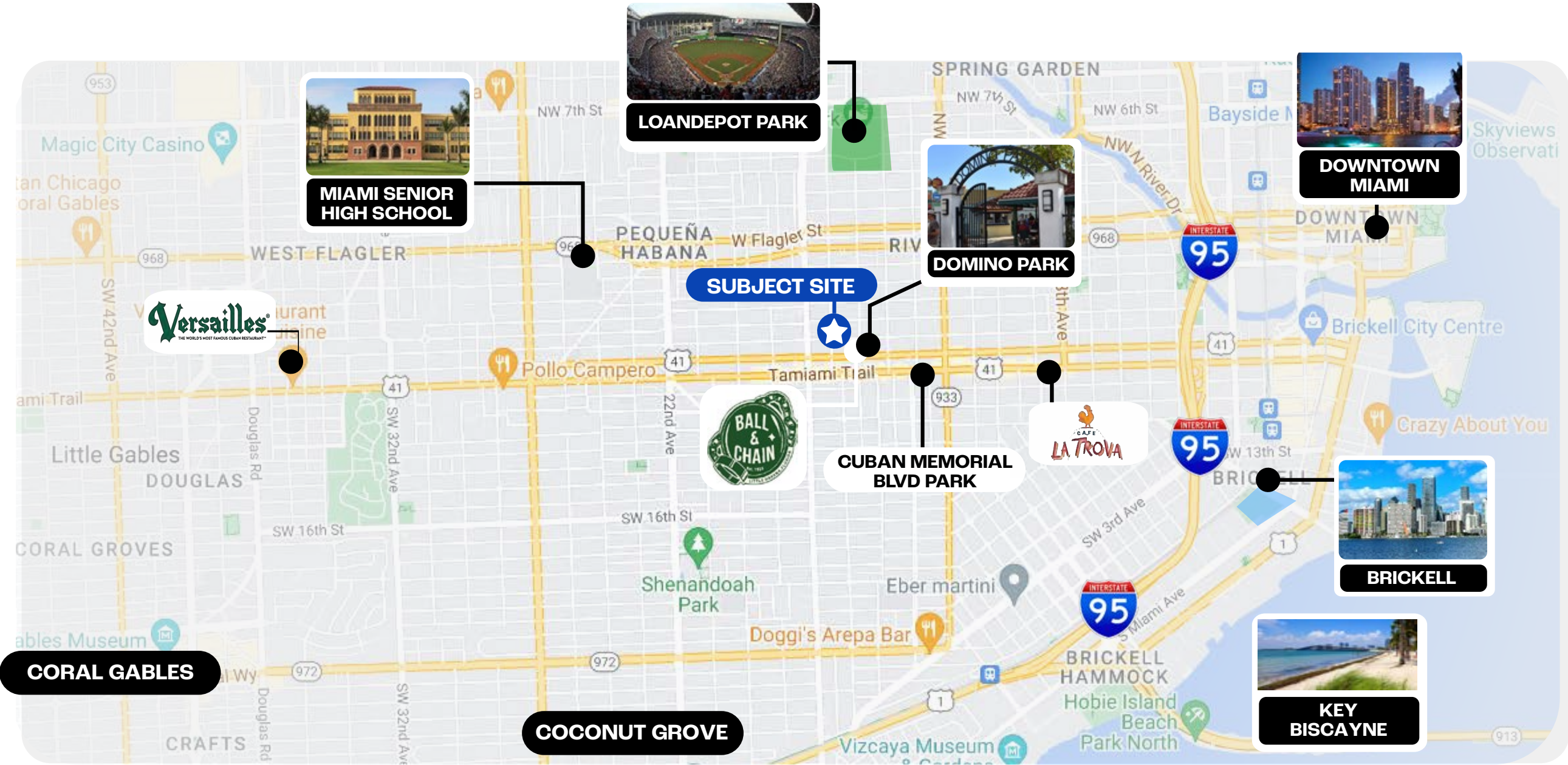
**Culinary Delights:** Food enthusiasts rejoice in Little Havana's culinary offerings. From classic Cuban sandwiches to aromatic coffee, the streets are lined with eateries that serve up authentic flavors. Exploring the local food scene becomes an adventure, where every corner offers a new taste sensation.

**Festive Spirit:** The neighborhood is renowned for its festive nature, celebrating its cultural roots through numerous events and festivals. The annual Calle Ocho Festival transforms the streets into a vibrant parade of music, dance, and colors, uniting the community in an unforgettable fiesta.

**Proximity to Downtown:** Living in Little Havana doesn't mean sacrificing convenience. Its strategic location puts residents just a stone's throw away from downtown Miami, ensuring access to job opportunities, educational institutions, and urban amenities.



# CONTEXT MAP







## EXTERIOR PHOTOS



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.  
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**DOWNTOWN MIAMI**

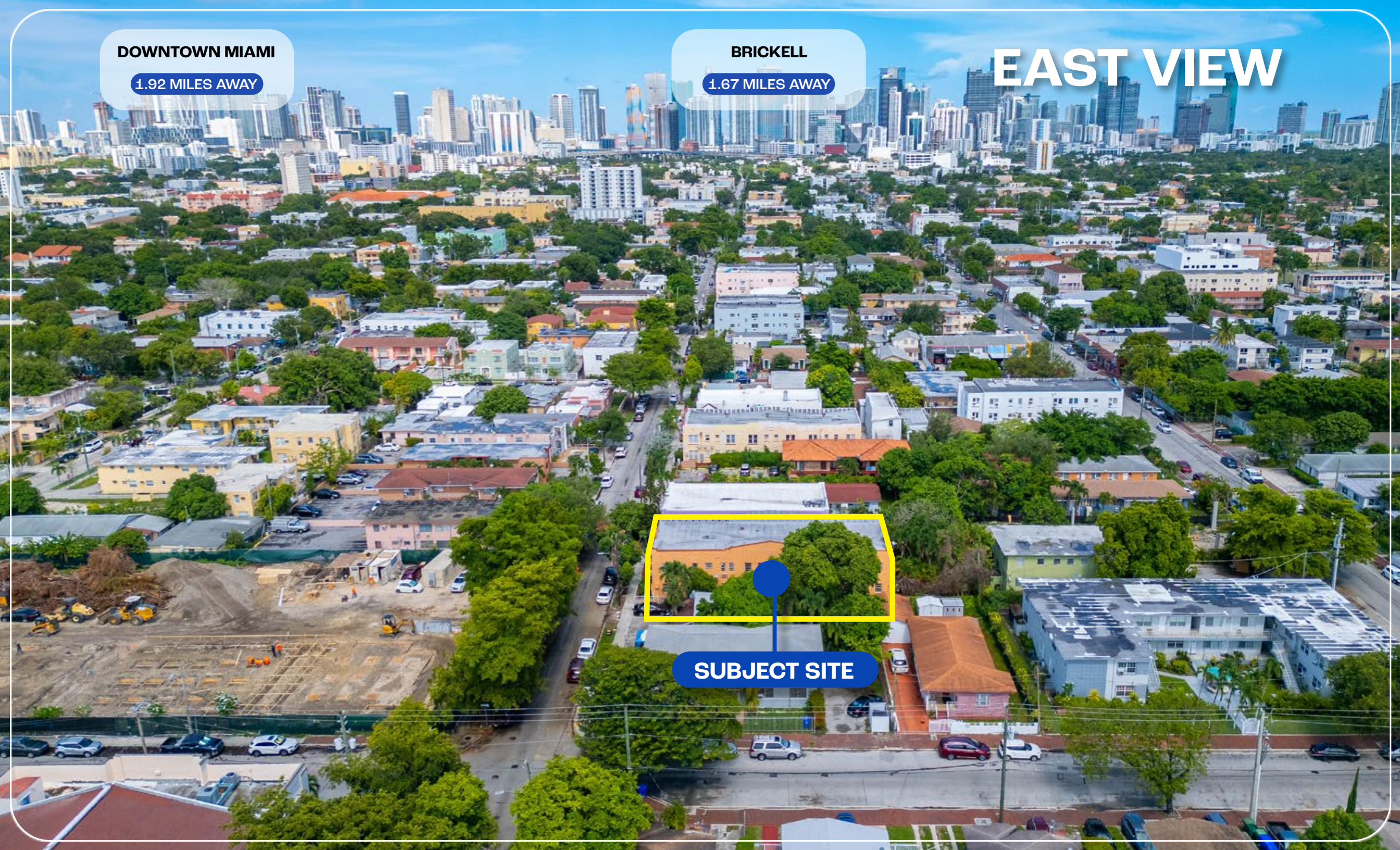
**1.92 MILES AWAY**

**BRICKELL**

**1.67 MILES AWAY**

**EAST VIEW**

**SUBJECT SITE**





**CORAL GABLES**

**2.57 MILES AWAY**

**WEST VIEW**

**SUBJECT SITE**





# NORTHEAST VIEW

**DOWNTOWN MIAMI**

**1.92 MILES AWAY**

**SUBJECT SITE**





# SOUTH VIEW

COCONUT GROVE

2.25 MILES AWAY

SUBJECT SITE







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