

FOR SALE



1700 NW 63rd St
MIAMI, FL 33147

Vacant MultiFamily Property

RENDERING SHOWN IS FOR ILLUSTRATION PURPOSE ONLY

OFFERING SUMMARY

1700 NW 63RD ST, MIAMI, FL 33147

Apex Capital Realty and MCG Realty Advisors are excited to present a unique investment opportunity. Located in one of Miami's most vibrant and culturally rich neighborhoods, this 10-Unit multifamily building is ready for the right investor to come on board and take over the property and complete the renovations and restoration activities.

This vacant multifamily property contains a unit mix of 8 (1BR/1BA) and 2 (2BR/1BA) apartments nestled in one of the brightest and upcoming areas of the Liberty City area. 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 Liberty City continues to flourish, with strong demand from a diverse range of prospective tenants. Recent revitalization efforts have brought new developments, including affordable housing, small businesses, and public green spaces, all aimed at uplifting the community while preserving its unique character.

Strategically located just north of the vibrant Wynwood neighborhood, Miami Design District and bustling downtown business districts provide key access for residents and businesses alike. Its close proximity to the Health District provides even greater access to residents who need to rely on close public and private transportation to work.

Note: This building is currently vacant. Contact agents for full financial and proforma calculations.



Total Building Size	5,418 SF
Total Lot Size	8,280 SF
Total Units	10
Zoning	T4-L
Unit Mix	8 (1BA), 2 (2BR)
Proforma CAP Rate	7.02%
Asking Price	\$1,500,000



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CARL GORMAN | 305 323-9787
RON MANN | 305 490-1404
RICARDO LAY | 305 934-4977

EMBRACE THE VIBRANT LIFESTYLE: LIBERTY CITY

Investment in Liberty City

Liberty City presents a unique opportunity to contribute to a vibrant, historic neighborhood while meeting the city’s growing demand for affordable and quality housing. Here are a few compelling reasons why Liberty City is an ideal location for a new apartment development.

Rising Demand for Housing

Miami’s population continues to grow, and affordable housing is increasingly scarce. Liberty City’s central location and improving infrastructure make it a prime area for development that meets demand without displacing existing residents.

Cultural and Economic Revitalization

Liberty City is seeing significant investments in economic revitalization, with new businesses, community programs, and infrastructure upgrades.

Proximity to Key Areas

Situated near Downtown Miami, Wynwood, Little Haiti, and the burgeoning Health District - Liberty City offers quick access to employment hubs and cultural attractions. This prime location increases the appeal for renters who want easy connectivity to work, entertainment, and recreation.

Sustainable Growth Opportunity

Building in Liberty City allows developers to be part of Miami’s broader efforts to create inclusive growth in emerging neighborhoods. A new apartment building can set a standard for sustainable and community-centered urban development, benefiting residents and contributing to the area’s appeal.



Section 8 Rental Potential

	SRO	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Fair Market Rent	\$1,262	\$1,683	\$1,884	\$2,324	\$3,027	\$3,589	\$4,127	\$4,666
Payment Standard	\$1,388	\$1,851	\$2,072	\$2,556	\$3,330	\$3,948	\$4,540	\$5,133
Moderate Rehabilitation	\$1,514	\$2,020	\$2,261	\$2,789	\$3,632	\$4,307	\$4,952	\$5,599

The FMRs for unit sizes larger than four bedrooms are calculated by adding 15 percent of the four-bedroom FMR, for each extra bedroom. The FMR for Single Bedroom Occupancy (SRO) is calculated at 75% of the 0 bedroom. The Payment Standards is calculated between 90% and 110% of the FMR for all bedroom sizes.

The Moderate Rehabilitation Payment Standards is calculated at 120% of the FMR.



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HEALTH DISTRICT



The Health District in Miami is a bustling and dynamic neighborhood that is home to some of the most prestigious healthcare facilities in the United States.

Located next to the growing Allapattah neighborhood, the Health District covers an area of approximately 2.3 square miles and is home to more than 30 medical institutions, including hospitals, research centers, educational centers.

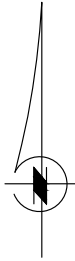
One of the most notable institutions in the Health District is the University of Miami Miller School of Medicine, which is considered one of the top medical schools in the country. The school is home to a number of cutting-edge research programs, including studies on cancer, cardiovascular disease, and neurology.

Other notable facilities in the Health District include Jackson Memorial Hospital, Miami VA Healthcare System, and Bascom Palmer Eye Institute. These facilities provide a wide range of medical services to patients from all over the world.

LOCATION MAP



BOUNDARY SURVEY



SCALE: 1" = 20'

LEGAL DESCRIPTION:

LOTS 21 AND 22, BLOCK 11, LIBERTY CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 79, OF PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO: 01-3115-005-3000

CERTIFIED TO:

BUYER: 1700 NW VENTURES, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
UNDERWRITER: OLD REPUBLIC NATIONAL
TITLE INSURANCE COMPANY
LENDER: YELLOW JACKET VENTURES, LLC
CLOSING AGENT: JOSEPH B. RYAN, III, P.A.

LOCATION SKETCH (N.T.S.)



EAST VIEW

EDGEWATER

DOWNTOWN MIAMI
4.53 Miles

BRICKELL
5.35 Miles



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WEST VIEW



NW 17th Ave

NW 17th Ave

PROPERTY SITE



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SOUTH VIEW

DOWNTOWN MIAMI
4.53 Miles

BRICKELL
5.35 Miles

HEALTH DISTRICT



NW 63rd St

NW 17th Ave

NW 62nd St

PROPERTY SITE

NW 62nd St

NW 63rd St



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