

FOR SALE

2263 NW 62nd St, Miami, FL

Commercial Vacant Lot – Prime Development Opportunity



APEX
CAPITAL REALTY

OFFERING SUMMARY

APEX Capital Realty is pleased to present 2263 NW 62nd St, a 9,450 SF commercially zoned vacant lot located in one of Miami’s most active redevelopment corridors. Zoned UC-MC, the site allows up to 7 residential units by right, along with mixed-use or commercial development and no parking minimums. Located within an Opportunity Zone and just one block from the South Dade TransitWay, the property is surrounded by public and private investment activity. Now offered at a reduced price of \$500,000, the seller is motivated and open to seller financing or ground lease proposals.

PROPERTY TYPE:	Commercially Zoned Vacant Lot
LOT SIZE:	9,450 sq. ft.
ZONING:	UC-MC
ASKING PRICE:	\$479,000



HIGHLIGHTS

Zoning: UC-MC – 7 Units by Right, 4 Stories

Opportunity Zone with long-term tax incentives

Lot Size: 9,450 SF with 105 FT of frontage

Seller Financing Available: 50% down, 5-10 year term

Ground Lease Considered: Ideal for developers or long-term users



BIRD'S EYE VIEW

Frontage:
105 FT.

Depth:
90 FT.

DOWNTOWN - BRICKELL



8.5 MILES AWAY

EDGEWATER



5.1 MILES AWAY

MIDTOWN - WYNWOOD



4.3 MILES AWAY

SOUTH VIEW

NW 62nd St

AADT: 31,000

NW 22nd Ave

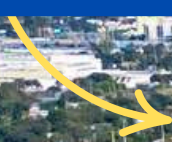
**SUBJECT
PROPERTY**

AADT: 18,500



EAST VIEW

**LIBERTY SQUARE
REDEVELOPMENT PROJECT**



NW 62nd St

NW 22nd Ave

AADT: 31,000

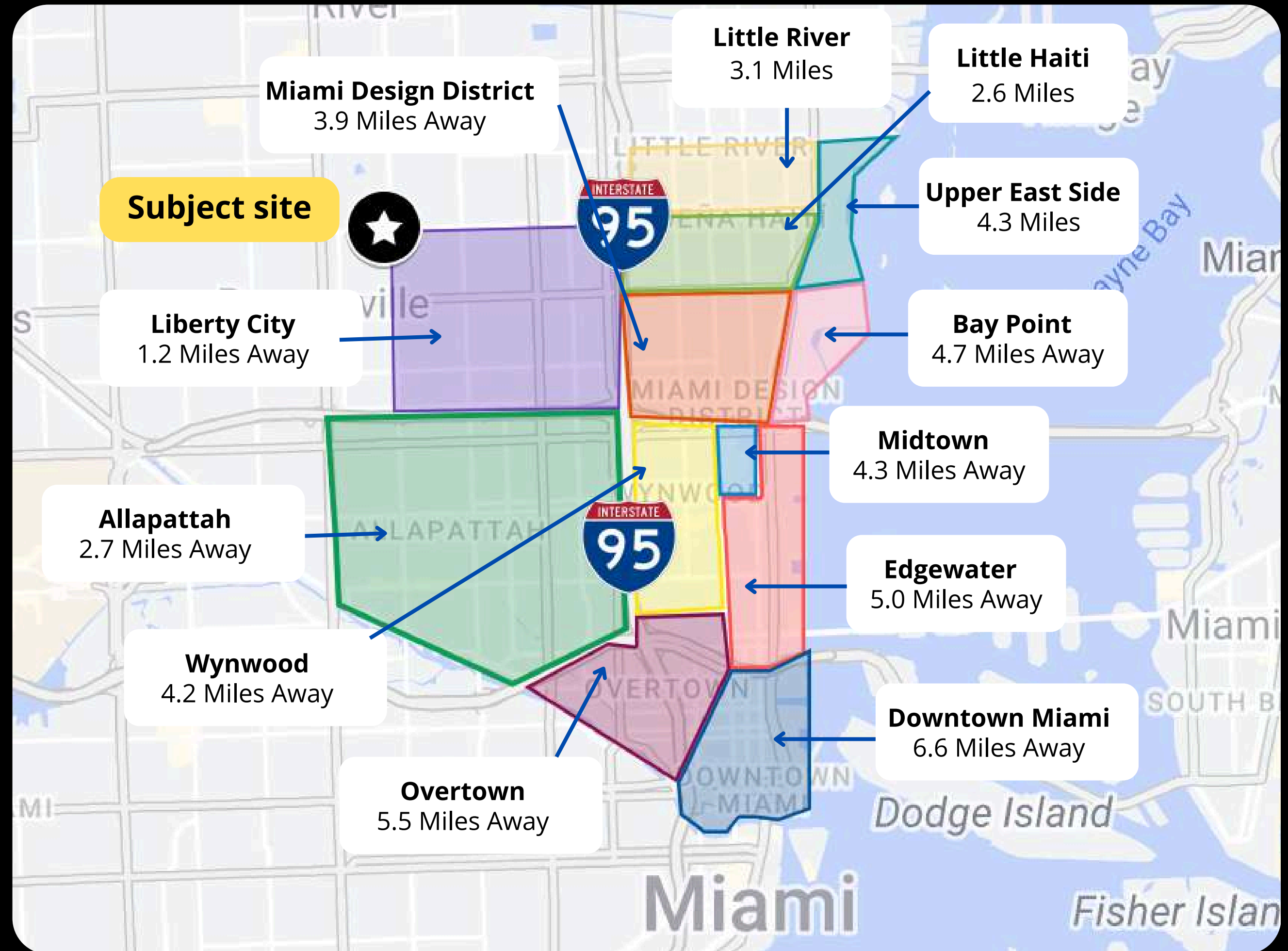
**SUBJECT
PROPERTY**



AADT: 18,500

LOCATION MAP

Mile(s) Away indicates distance away
from subject site



LIBERTY SQUARE REDEVELOPMENT

The **Liberty Square Redevelopment Project** is a transformative initiative aimed at revitalizing Miami's historic **Liberty Square public housing community** into a modern mixed-use, mixed-income neighborhood.

This ambitious **60-acre redevelopment** will ultimately deliver 1,900 new public, **affordable, and market-rate housing units**, alongside major improvements to infrastructure, community services, and economic opportunities.

The nine-block area is bounded on the north by Northwest 67th Street, the east by 12th Avenue, the south by 62nd Street and the west by 15th Avenue



A PHASED APPROACH TO TRANSFORMATION

The redevelopment is being executed in **nine phases**, with the project currently in Phase Four.

This latest phase is introducing **193 mixed-income housing units** across three buildings and will incorporate key amenities such as the **Jessie Trice Healthcare Center** and the **Miami-Dade Chamber of Commerce's new headquarters and business incubator**. Each phase contributes to the larger vision of creating a **vibrant, self-sustaining urban community**.



KEY FEATURES OF THE REDEVELOPMENT

- **Enhanced Residential Opportunities:** New public, affordable, and market-rate housing units providing modern, high-quality living spaces.
- **Economic Development:** The Miami-Dade Chamber of Commerce Headquarters will foster local business growth through a dedicated business incubator.
- **Healthcare and Wellness:** The Jessie Trice Healthcare Center will provide essential medical services to residents and surrounding communities.
- **Community and Green Spaces:** Parks, recreational areas, and a renovated Liberty Square Community Center will create a more livable and welcoming environment.
- **Retail and Commercial Expansion:** Plans include a national grocer and expanded retail space, contributing to economic vitality in the area.
- **Infrastructure and Transit-Oriented Growth:** Direct connectivity to the South Dade TransitWay will improve accessibility and increase property value.

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.





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