



FOR SALE

**Multi-Family
Development Opportunity**

**7860 - 7880 NE Bayshore Ct
MIAMI, FL 33138**



APEX
CAPITAL REALTY

OFFERING SUMMARY

7860 - 7880 NE Bayshore CT, Miami FL 33138

APEX Capital Realty is pleased to offer a rare opportunity: a 13,839 SF site with approved plans for a 20-unit multi-family development.

Just steps from the energetic NE 79th Street corridor, future tenants will enjoy a central location near the MiMo District, with convenient access to transit, dining, and entertainment.

PROPERTY OVERVIEW

Property Type	Development Site
Lot Size	13,839 SF
Zoning	T5-R
Max. Buildable	20 Units
Approved Gross Leasable	62,750 SF
Approved Net Leasable	30,706 SF
Approved Unit Count	20
Asking Price	\$2,400,000





INVESTMENT HIGHLIGHTS

Soon to be Shovel Ready

- **Prime Development Potential:** Zoned for up to five stories, this property allows for significant vertical development in one of Miami's most sought-after and rapidly appreciating neighborhoods.
- **Steps from 79th Street Corridor:** Located just steps from the vibrant NE 79th Street commercial corridor, the site's location is perfect for a high-demand market-rate residential building.
- **Near Miami Shores & Minutes to I-95:** Enjoy the best of both worlds with proximity to the charming Miami Shores community and easy access to major thoroughfares like I-95, providing unparalleled convenience and lifestyle options.
- Fully developed Construction Documents and approved by a private provider, submitted to City of Miami and Miami Dade County.

RENDERINGS



BIRD'S EYE VIEW



NORTH VIEW

SUNNY ISLES

Trump Towers

Ritz Carlton Residences

Towers of Quaside I and II

Towers of Quaside IV

Jade Signature Condominium

MIAMI SHORES

Navette in the Bay

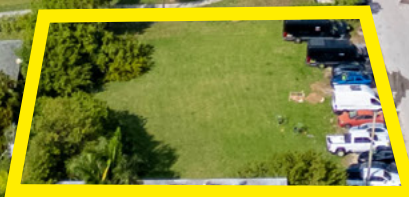
N BAYSHORE DR

18,000 AADT

NE 79th ST - 44,000 AADT

NE 79th ST - 44,000 AADT

Extra Space Storage



SOUTH VIEW

BRICKELL

DOWNTOWN
MIAMI

EDGEWATER

Palm Bay Tower

Palm Beach Club
Condominiums

WYNWOOD

Clipper on the Bay

MORNINGSIDE

WEST VIEW

Space 01
Condominium

Moda North Bay
Village Apartments

Islander Club

PELICAN HARBOR
MARINA

360 Condominium
in North Bay Village

Bayshore Yacht
& Tennis Club

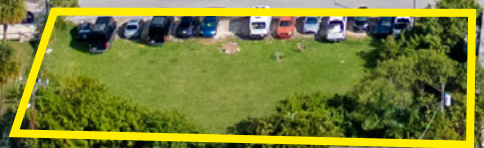
NE 79th ST
44,000 AADT

Grand Beach
Hotel

Blue Diamond
Condominium

Navette on the Bay

NE 79th ST - 44,000 AADT



EAST VIEW

EL PORTAL

LITTLE RIVER

Lafayette Square

The 7924 Apartments

Villa Patricia Apartments

Pinnacle Square

Future Development Site: 7800 Biscayne Blvd

Extra Space Storage

Extra Space Storage

K&K Billards Miami



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DEVELOPMENT MAP



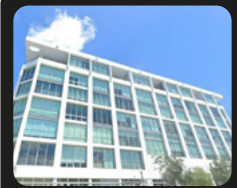
INFINITY COLLECTIVE AND MVW PARTNERS DEVELOPMENT SITE

165 NE 80th Terrace, Miami, FL 33138



RIVER HAUS

123 NE 79th St, Miami, FL 33138



7800 BISCAYNE BLVD

7800 Biscayne Blvd, Miami, FL 33138



PAGANI RESIDENCES MIAMI

7940 West Dr, North Bay Village, FL 33141



LITTLE RIVER PLAZA

279 NE 79th St, Miami, FL 33138



MACKLOWE DEVELOPMENT SITE

North Bay Village, FL 33141



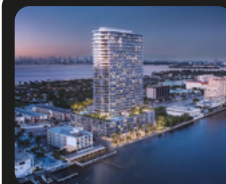
SHOMA BAY

1850 John F Kennedy Causeway, North Bay Village, FL 33141



MG DEVELOPER AND PROSPER GROUP DEVELOPMENT SITE

1725 John F Kennedy Causeway, North Bay Village, FL 33141



CONTINUUM NORTH BAY VILLAGE

1755 79th Street Causeway, North Bay Village, FL 33141



SUNBEAM PROPERTIES DEVELOPMENT SITE

1639 N Treasure Dr, North Bay Village, FL 33141

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.



CONTACT US

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