



RARE BOUTIQUE WATERFRONT RETAIL / OFFICE CONDO

801 Brickell Bay Drive - Unit 4C042
MIAMI, FL 33131

FOR SALE



EXECUTIVE SUMMARY

The Property: 5,411 SF commercial condominium (Unit 4C042) featuring direct frontage within the historic Four Ambassadors' waterfront commercial concourse along the Brickell Bay Boardwalk - a rare bayfront retail, restaurant, or office setting in the heart of Brickell.

- Liquor license reservation approved rare entitlement allowing full liquor service capability.
- Difficult to obtain approval a unique advantage enhancing restaurant or lounge potential.
- Fully Compliant Grease Trap Ready to Install.
- Utilities stubbed and ready connections in place for streamlined build out.
- Rare waterfront opportunity creative office or retail space in the heart of Brickell.
- Private on-site parking exclusive convenience for tenants and guests.
- Features ~45 feet of prime waterfront frontage with sweeping, unobstructed bay views - ideal for dock access, outdoor dining, or open air event space.

ASKING PRICE

\$2,200,000



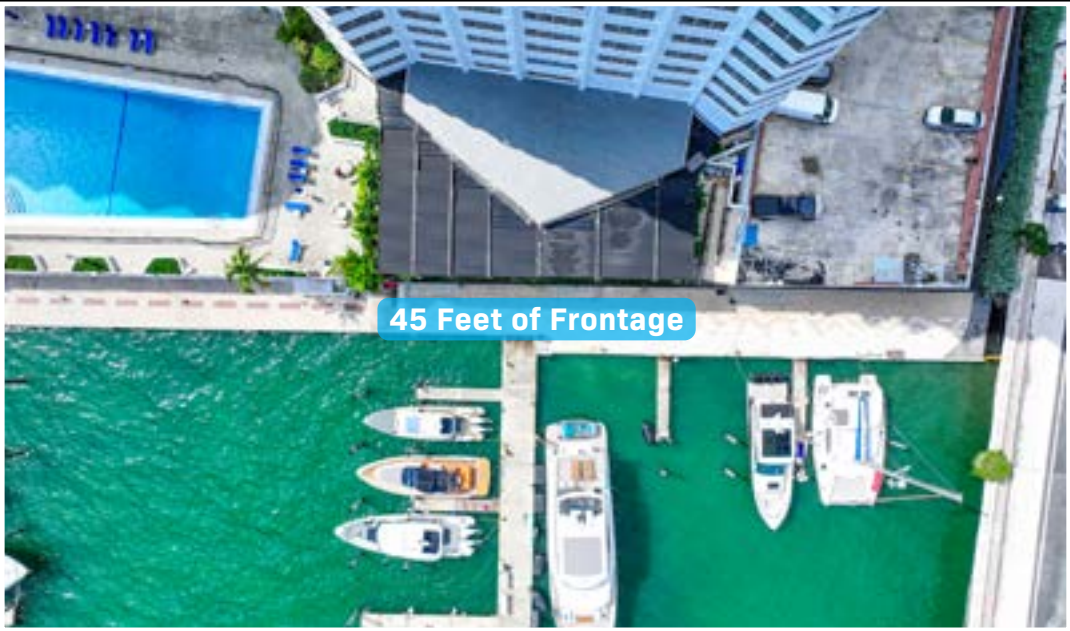
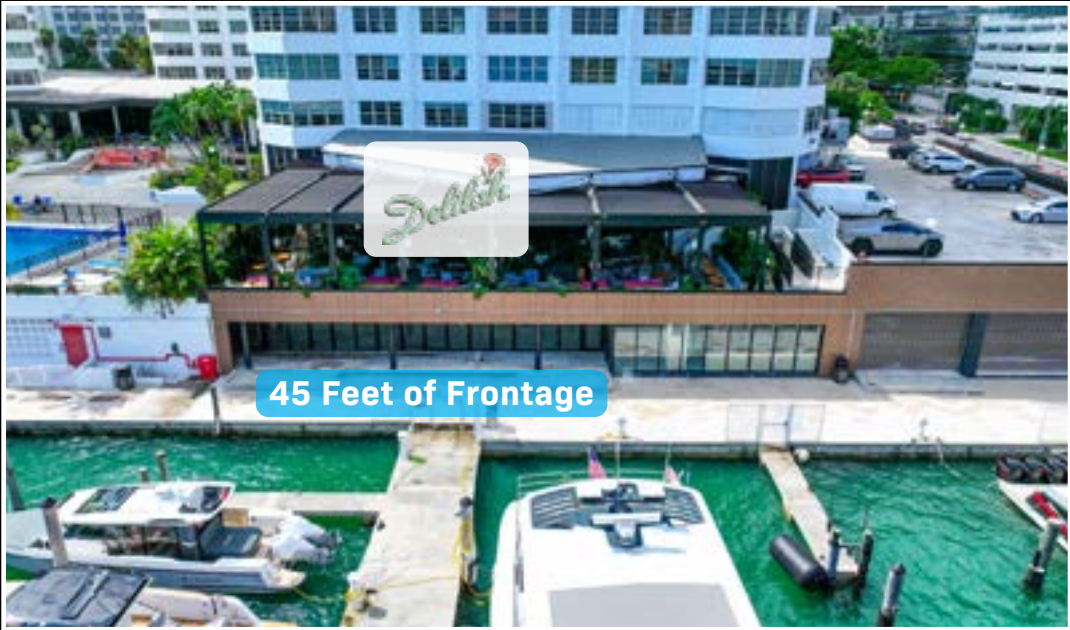
PROPERTY DETAILS

ADDRESS	801 Brickell Bay Drive, Unit 4C042, Miami, FL 33131
BUILDING SF	5,411 SF
PARKING	Dedicated Parking

EXTERIOR PHOTO - VALET



EXTERIOR PHOTOS



INTERIOR PHOTOS





Creative Office

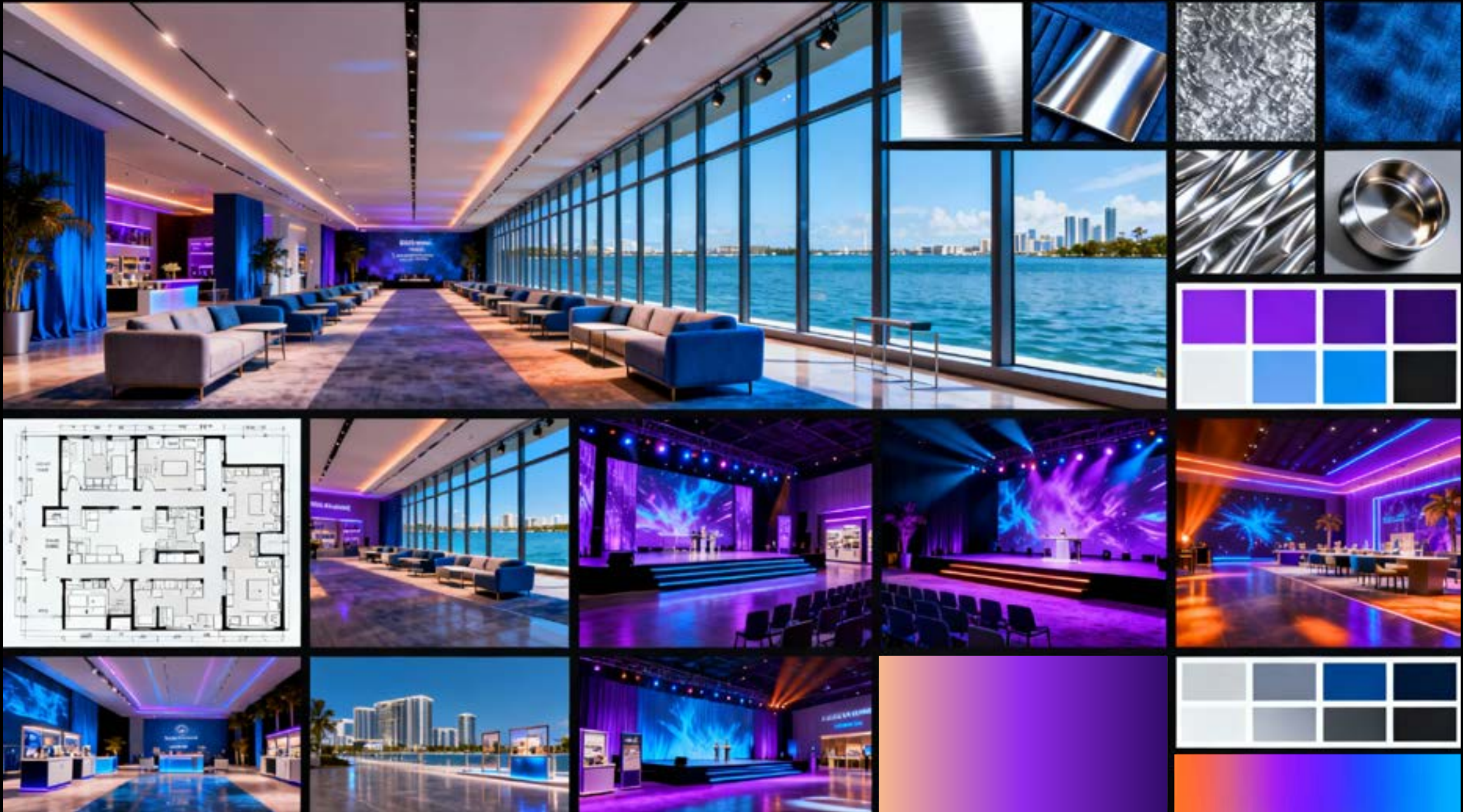
MOOD BOARD POTENTIAL USES

Potential Allowable Uses

- Boutique Fitness & Performance Studio
- Creative Office & Studio Loft
- Children's Discovery Gym or Play Lounge
- Private Lounge or Members' Club
- Waterfront Event Pavilion
- Signature Restaurant or Café Concept
- Craft Cocktail Bar or Lounge
- Showroom & Experience Gallery
- Golf Lounge & Sports Simulator Studio
- Wellness & Recovery

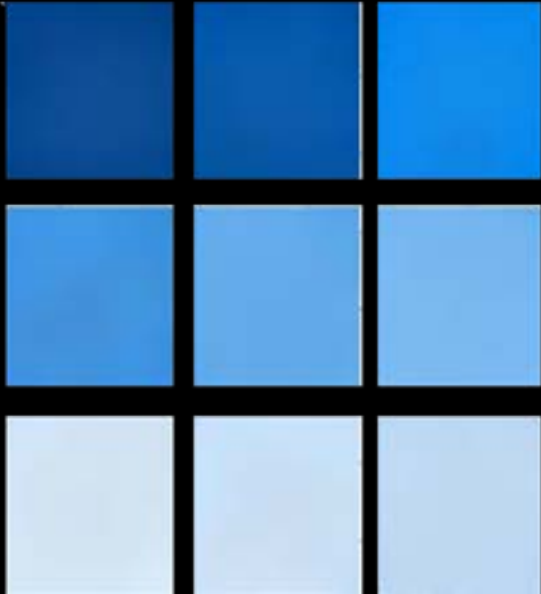


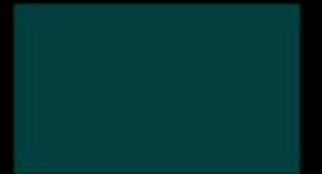
Kids Playroom/Daycare







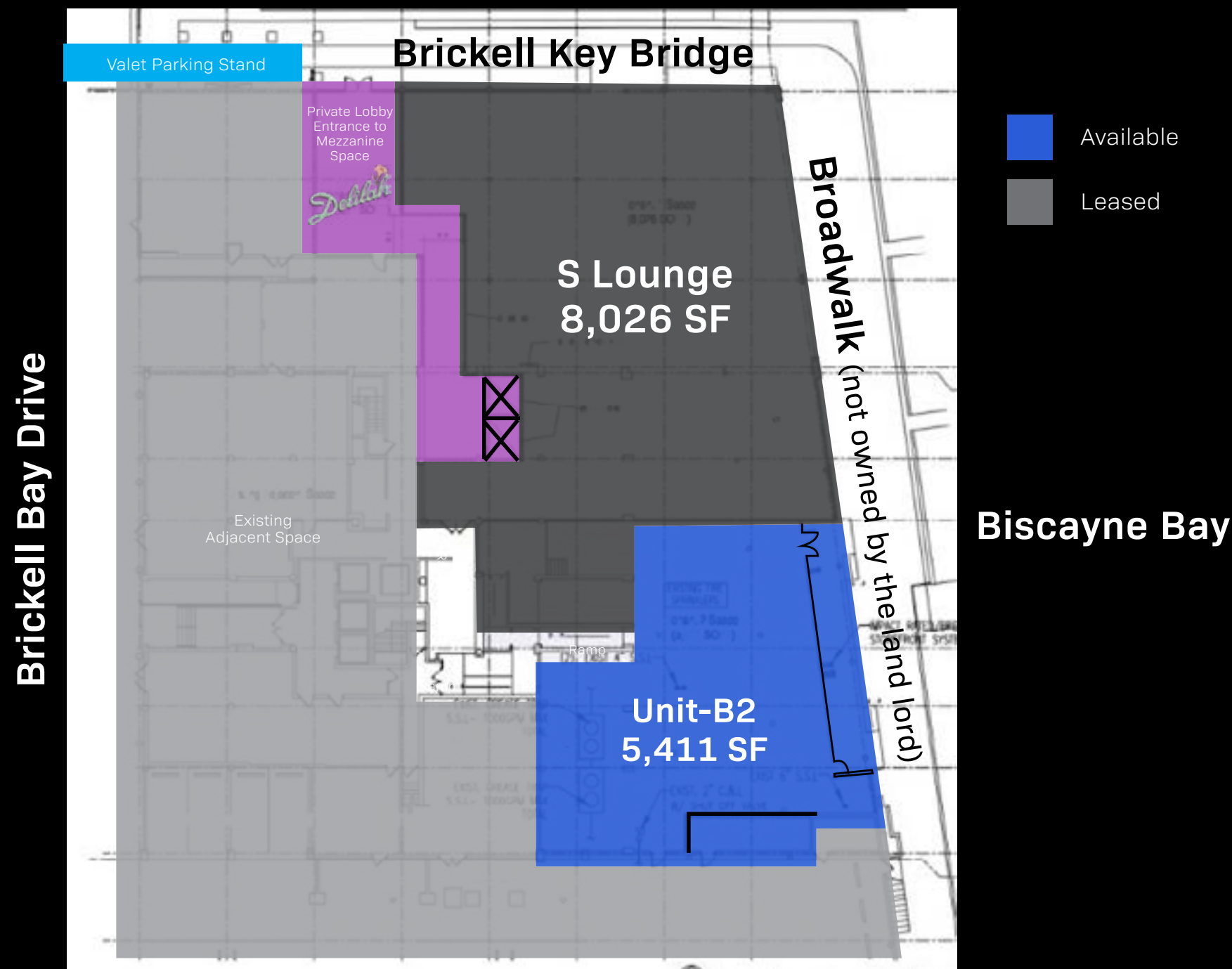








SURVEY



LOCATION MAP





561 NE 79 ST - SUITE 420

Miami, FL 33138

www.APEXCAPITALREALTY.com

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VP OF INVESTMENTS

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APEX INSURANCE TODAY!**