



6 UNIT MULTIFAMILY

6401 NW 12th Ave Miami, FL 33147

FOR SALE



# OFFERING SUMMARY

Apex Capital Realty is proud to present a compelling value-add multifamily opportunity located in the heart of Liberty City, one of Miami's most culturally significant and rapidly transforming neighborhoods.

This 6 unit multifamily property consists of a unit mix of four 1BR 1BA units and two 2BR 2BA units. The property presenting a rare opportunity for an investor to complete renovations, implement a strategic lease up plan, and capitalize on strong rental demand in an improving submarket.

Positioned directly across from the transformative Liberty Square redevelopment by Related Group, the property benefits from one of the most significant public private revitalization efforts in Miami Dade County. The Liberty Square redevelopment is delivering newly constructed mixed income housing, upgraded infrastructure, enhanced green space, and community focused retail, serving as a catalyst for long term neighborhood appreciation and economic growth.

Strategically located just minutes from the Miami Design District, Downtown Miami, and the Health District, the property offers residents convenient access to major employment hubs, public transportation corridors, hospitals, retail, and entertainment. This central positioning supports strong tenant demand from workforce housing residents, medical employees, and service sector professionals.



## KEY HIGHLIGHTS

|                     |                           |
|---------------------|---------------------------|
| TOTAL BUILDING SIZE | 4,988 SF                  |
| TOTAL LOT SIZE      | 4,784 SF                  |
| ZONING              | T4-R                      |
| TOTAL UNITS         | 6                         |
| UNIT MIX            | 4 (1BA/1BA), 2 (2BR, 1BA) |

**ASKIG PRICE**

**\$999,990**

# INVESTMENT HIGHLIGHTS

Value add opportunity with full renovation and repositioning potential.

Strong rental demand as Liberty City continues to experience steady absorption and rental growth, catalytic location directly across from Liberty Square redevelopment, excellent connectivity to Downtown Miami, Design District, and Health District.

Desirable unit mix of four 1BR 1BA and two 2BR 2BA units. High upside potential through stabilization at market rents post renovation.

Liberty City is undergoing a meaningful renaissance fueled by public investment, private development, and infrastructure improvements. Investors entering the market today have the opportunity to acquire assets at an attractive basis relative to surrounding submarkets while benefiting from long term appreciation driven by neighborhood transformation.

This offering presents a rare chance to secure a repositioning opportunity in one of Miami's most dynamic growth corridors.

Opportunity to contribute to a vibrant, historic neighborhood while meeting the city's growing demand for affordable and quality housing.



# LIBERTY CITY SQUARE

Liberty Square is a transformative \$300 million master-planned redevelopment of the historic 55-acre Miami-Dade County public housing site in Liberty City, formerly known as the “Pork & Beans” complex. Strategically positioned just minutes from I-95, Downtown Miami, Miami Beach, the Port of Miami, Wynwood, the Design District, Midtown, the MiMo District, and Miami International Airport, the project sits in one of Miami’s most centrally connected and elevated neighborhoods.

The redevelopment will deliver 1,455 mixed-income residential units along with a new supermarket, educational facilities, commercial space, and enhanced community infrastructure creating a vibrant mixed-use environment designed for long-term sustainability and economic mobility.

The New Liberty Square is designed to provide residents with modern amenities and essential services, including free Wi-Fi, social service programs, community and health centers, retail offerings, recreational spaces, and a children’s playground.

Secure keycard access to buildings and exterior amenity areas enhances safety and quality of life. Notably, the project’s higher elevation positioning has drawn attention as a proactive response to climate gentrification trends, further reinforcing the long-term viability and desirability of the area as Miami continues to evolve.



# 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.



# RENTAL POTENTIAL

## FAIR MARKET RENTS

The FY 2026 Miami-Miami Beach-Kendall, FL HUD Metro FMR Area Small Area FMRs for all Bedroom sizes in ZIP Code 33147

| FY 2026 SAFMRS BY UNIT BEDROOMS |             |             |               |              |
|---------------------------------|-------------|-------------|---------------|--------------|
| EFFICENCY                       | ONE-BERDOOM | TWO-BEDROOM | THREE-BEDROOM | FOUR-BEDROOM |
| \$1,610                         | \$1,760     | \$2,150     | \$2,760       | \$3,190      |

The remainder of this paage provides complete documentation of the development of the final FY 2026 Bedroom Small Area Fair Market Rent (FMR) for 33147 within the Miami-Miami Beach-Kendall, FL HUD Metro FMR Area

# CONTEXT MAP



# AERIAL PHOTO



# EAST VIEW



6401 NW 12<sup>th</sup> AVE  
MIAMI, FL 33147

# WEST VIEW



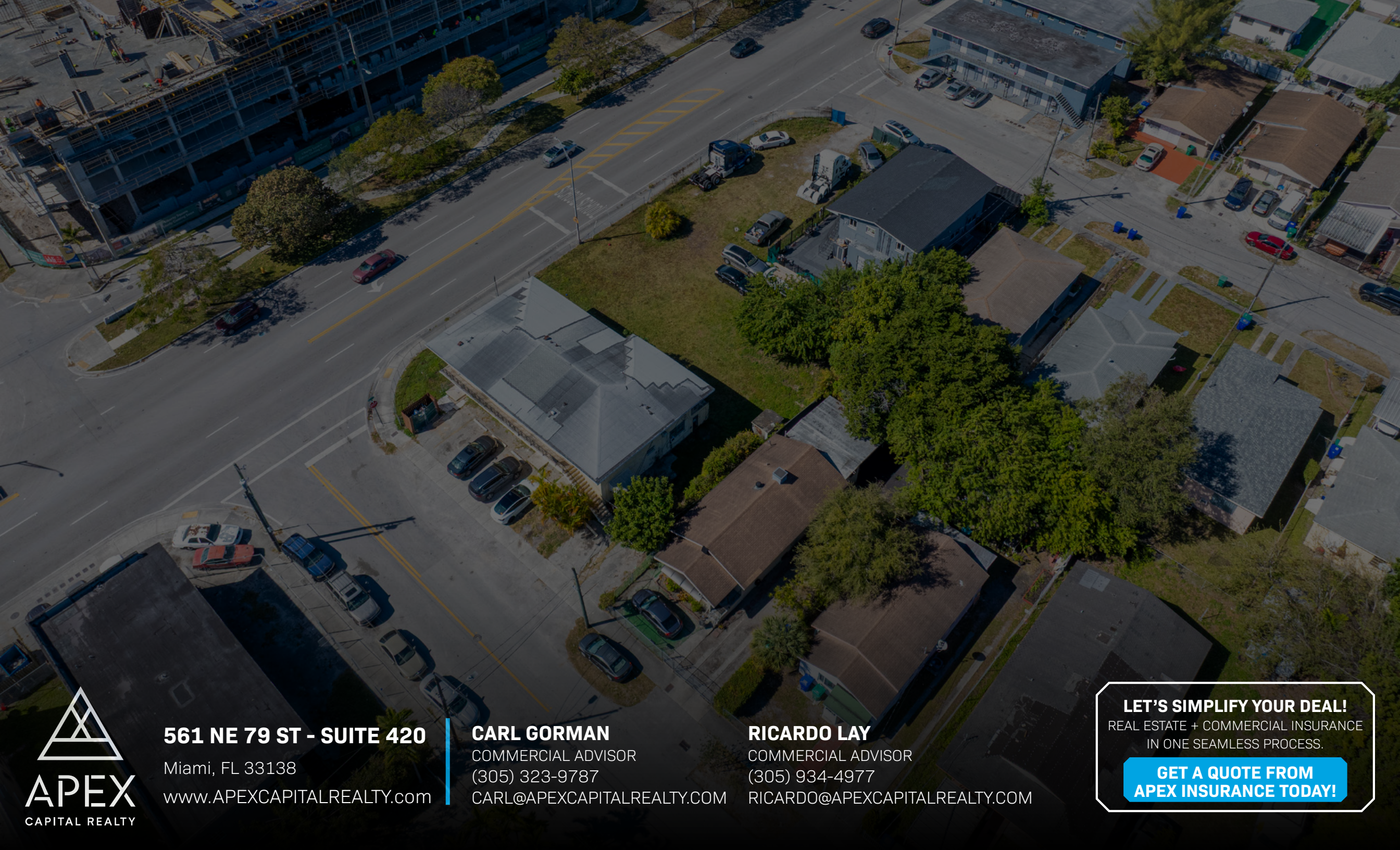
6401 NW 12<sup>th</sup> AVE  
MIAMI, FL 33147

# EXTERIOR PHOTOS



# INTERIOR PHOTOS





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