



FOR SALE



OFFERING MEMORANDUM

5100 NW 22nd Avenue

Miami, FL 33142

FREESTANDING RETAIL & RESTAURANT OPPORTUNITY • RENDERING SHOWN

ASKING PRICE

\$599,000

\$245 / SF

Danilo Aquino (786) 201-3020

Freestanding retail & restaurant opportunity.

BUILDING SIZE

2,440 SF

4,372 SF LOT

ZONING

UC-MC

RETAIL USE

PARKING

7 Spaces

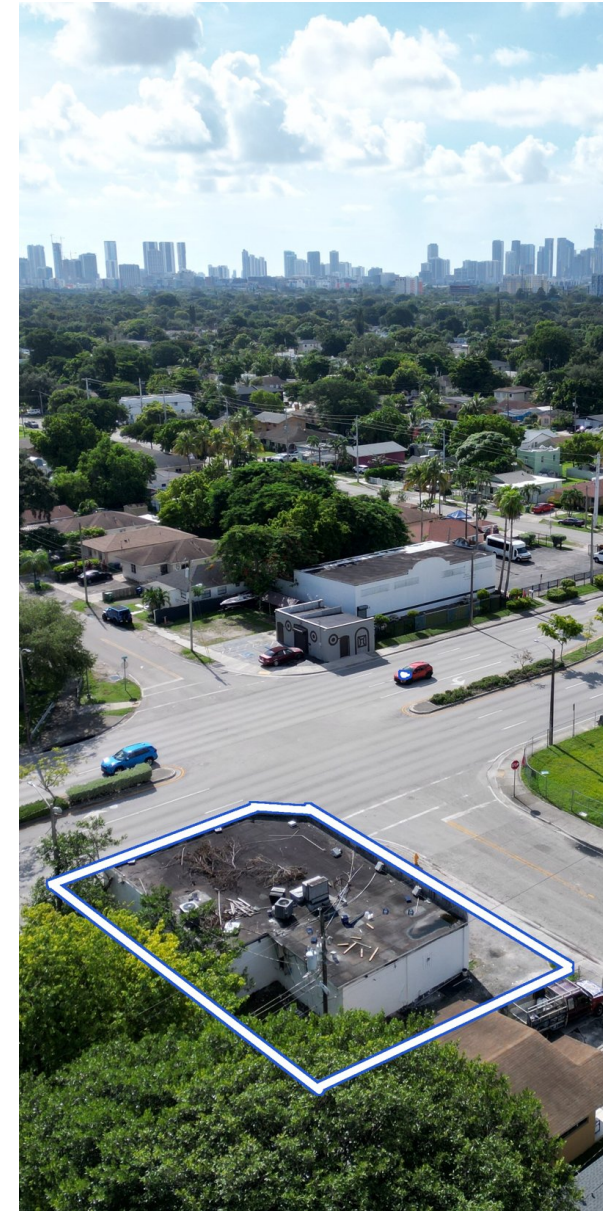
ON SITE

APEX Capital Realty presents 5100 NW 22nd Avenue, an opportunity to acquire a freestanding commercial property along a highly visible Miami corridor. The approximately 2,440 SF building suits restaurant, retail, grocery, café or commercial kitchen uses, subject to zoning and approvals.

A comprehensive rehabilitation is underway: new roof, upgraded electrical, new plumbing and a grease trap. The property will be delivered vacant, so a buyer or owner-user can customize the space for their concept. It suits an owner-user, investor or operator looking to establish a presence in a dense Miami infill location.

PROPERTY HIGHLIGHTS

- **Freestanding building on a highly visible corner**, 2,440 SF on a 4,372 SF lot with 7 parking spaces, ideal for restaurant, retail, grocery or kitchen concepts.
- **Comprehensive rehabilitation underway**: new roof, upgraded electrical, new plumbing and a grease trap installation.
- **Delivered vacant** — occupy it as an owner-user, or lease it NNN at a pro forma 10.59% to 13.04% cap rate.



Financials

ASKING PRICE

\$599,000

\$245 / SF · 2,440 SF

PRO FORMA CAP RATE

10.59–13.04%

AT \$26–\$32 / SF NNN

EST. NNN

\$9.82 / SF

\$23,950 / YEAR

Pro-Forma Rental Income

LEASE RATE	MONTHLY BASE RENT	EST. NNN / MO.	ANNUAL BASE RENT	PRO FORMA NOI	CAP RATE
\$26.00/SF NNN	\$5,286.67	\$1,995.83	\$63,440	\$63,440	10.59%
\$28.00/SF NNN	\$5,693.33	\$1,995.83	\$68,320	\$68,320	11.41%
\$32.00/SF NNN ASKING	\$6,506.67	\$1,995.83	\$78,080	\$78,080	13.04%

NNN Expense Breakdown

EXPENSE	ANNUAL	MONTHLY	PSF
Est. Reassessed Property Taxes*	\$10,150	\$845.83	\$4.16
Insurance	\$9,000	\$750.00	\$3.69
Repairs & Maintenance	\$4,800	\$400.00	\$1.97
Total Estimated NNN	\$23,950	\$1,995.83	\$9.82/SF

PROPERTY TAX NOTE

*Property taxes are estimated at **\$10,150 annually** based on an anticipated reassessment following a sale. This amount is for pro forma underwriting purposes only and does not represent the property's current tax bill. Buyers should independently verify future assessed value and property taxes.

PRO FORMA NOTE

NOI assumes a fully occupied NNN lease with the above operating expenses reimbursed by the tenant. Rental rates, reimbursements, and expenses are illustrative and subject to verification.



RENDERINGS

Rendering of the completed rehabilitation · corner view with on-site parking





SUBJECT PROPERTY

5100 NW 22ND AVE

NEIGHBORHOOD

NW 22nd Avenue looking toward the Downtown Miami skyline

LOT OUTLINE APPROXIMATE



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**Real estate + commercial
insurance in one seamless
process.**

GET A QUOTE FROM APX INSURE TODAY

CONTACT

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