



FOR SALE

1798 West Flagler Street
Miami, FL 33135



EXECUTIVE SUMMARY

Apex Capital Realty proudly presents a rare opportunity to acquire a strategically positioned retail asset in the heart of Miami’s resilient and rapidly evolving Little Havana district. Located at 1798 West Flagler Street, this high visibility corner property offers 4,930 SF of existing building space on a 6,098 SF lot with private parking a near extinct perk in this tightening urban core.

Investment Drivers

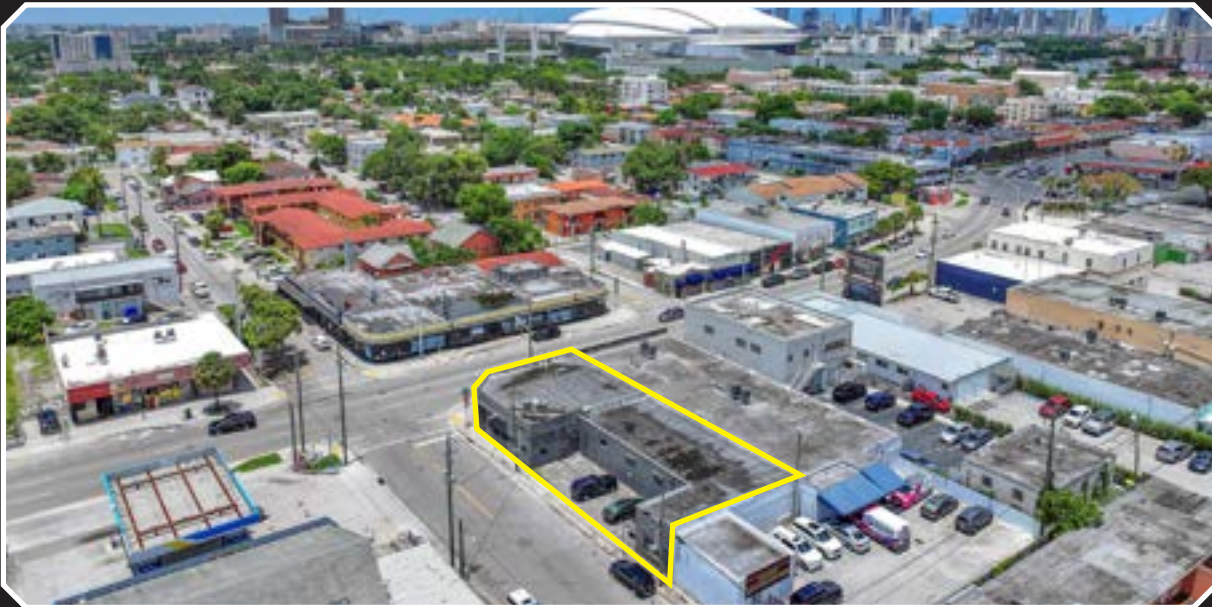
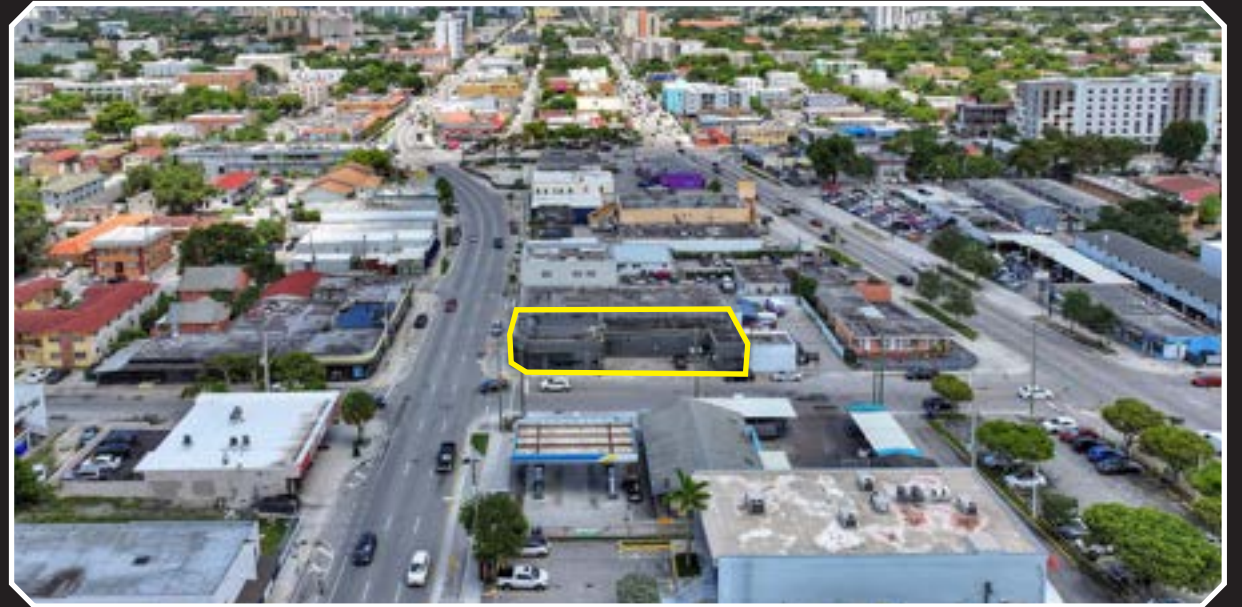
- **High-Visibility Location:** Close to Downtown & Brickell, at a busy intersection with strong daily traffic
- **Demographic Momentum:** Growing base of entrepreneurial tenants, professionals, and tourists
- **Recession-Resilient Submarket:** Steady pedestrian activity and ongoing small business expansion
- **Value-Add Potential:** Reposition for retail, medical, or experiential use; lease at market rents
- **Competitive Differentiator:** Dedicated parking lot amid increasing congestion and limited on-street options

SALE PRICE
\$1,550,000



PROPERTY TYPE	Retail
PROPERTY SUB-TYPE	Freestanding
BUILDING SIZE	4,930 SF
LAND SIZE	6,100 SF
ZONING	T6-8-O
BUILDING HEIGHT	1 Story
BUILDING FAR	0.81
LOT SIZE	0.14 AC
PARKING	5 Spaces (1.01 Spaces per 1,000 SF Leased)
FRONTAGE	77' on W Flagler St

EXTERIOR PHOTOS



SALES COMRAPABLES

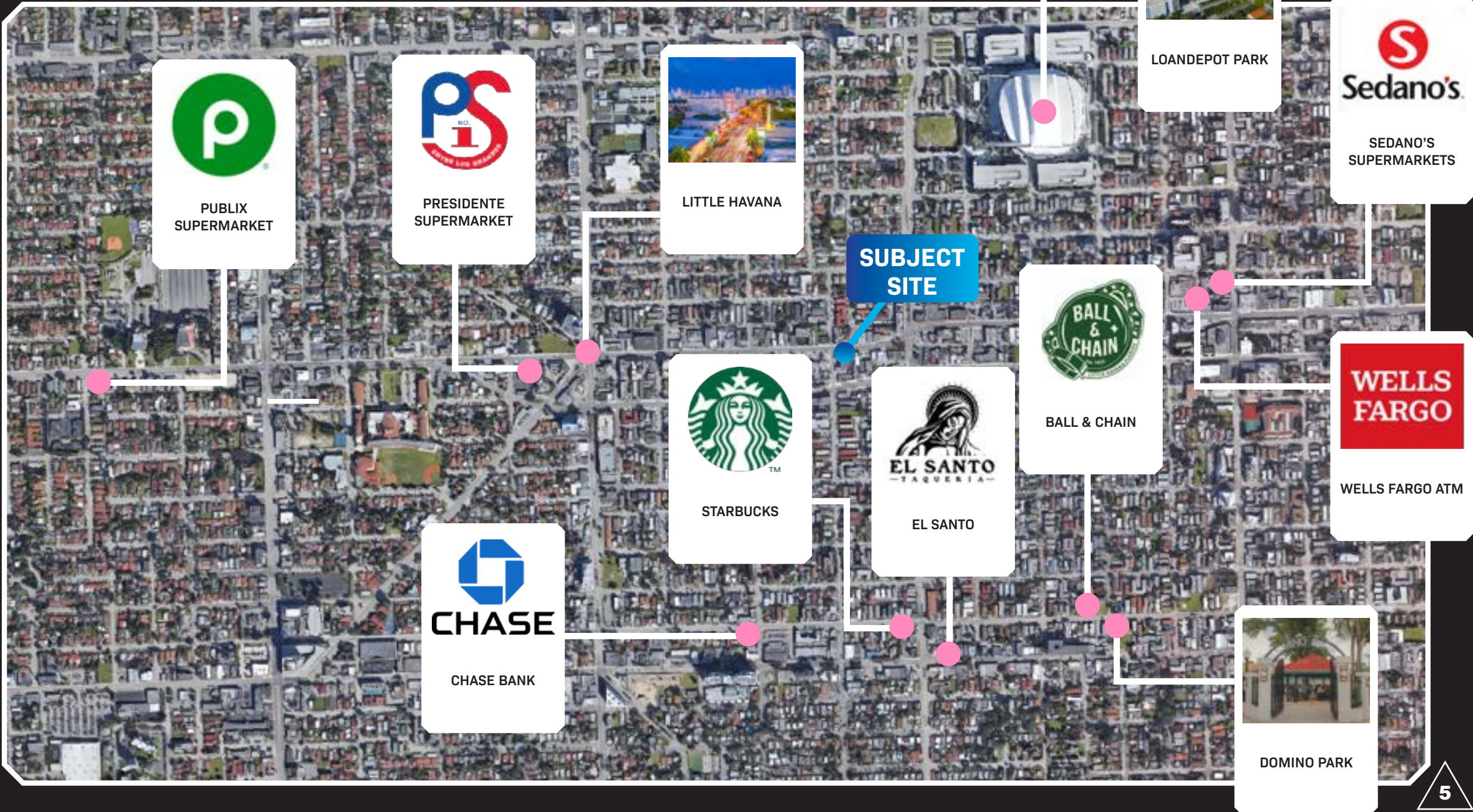
1798 WEST FLAGLER AVE SALES FROM THE PAST 12 MONTHS

PROPERTY ADDRESS	PROPERTY TYPE	YEAR BUILT	SALE DATE	LAND AREA SF	BUILDING SF	PRICE PER SF (BUILDING)	SALE PRICE	ZONING	NOTES
1801-1807 W Flagler St	Retail	1974	1/29/2025	6,728	3,386	\$332	\$1,125,000	T6-8-O	Multi-tenant retail 4 bays
1554 West Flagler Street	Retail	1940	3/17/2025	6,098	3,274	\$412	\$1,350,000	T6-8-O	Bar / nightclub
3401 W Flagler St	Retail	1935	11/25/2024	6,975	2,087	\$323	\$675,000	T5-L	End user acquisition
1055 W Flagler St	Retail	1924	11/19/2024	21,000	18,296	\$240	\$4,400,000	T6-12-O	Multi-tenant retail purchased as investment for income
336 NW 12th Ave	Retail	1936	11/6/2024	5,000	4,800	\$328	\$1,575,000	T6-8-O	Purchased by investor who owns a retail portfolio
2301 West Flagler Street	Retail	1951	8/6/24	14,280	7,799	\$263	\$2,050,000	T6-8-O	Purchased by investor who owns a portfolio in Little Havana
63-69 NW 27th Ave	Retail	1946	5/29/2024	5,900	7,003	\$250	\$1,750,000	T6-8-O	Mixed use retail building with groundfloor retail and top floor residential
550 NW 27th Ave	Retail	1962	1/30/24	11,942	4,976	\$327	\$1,625,000	T6-8-O	Investment - Sherwin Williams Paint Store
SUBJECT PROPERTY									
1798 West Flagler Street	Retail	1938/1956		6,100	4,930			T6-8-O	

ESTIMATION OF SUBJECT SITE VALUE

CRITERIA	AVG P/SF	PRICE
Based on average of ALL SALES	\$309	\$1,525,804

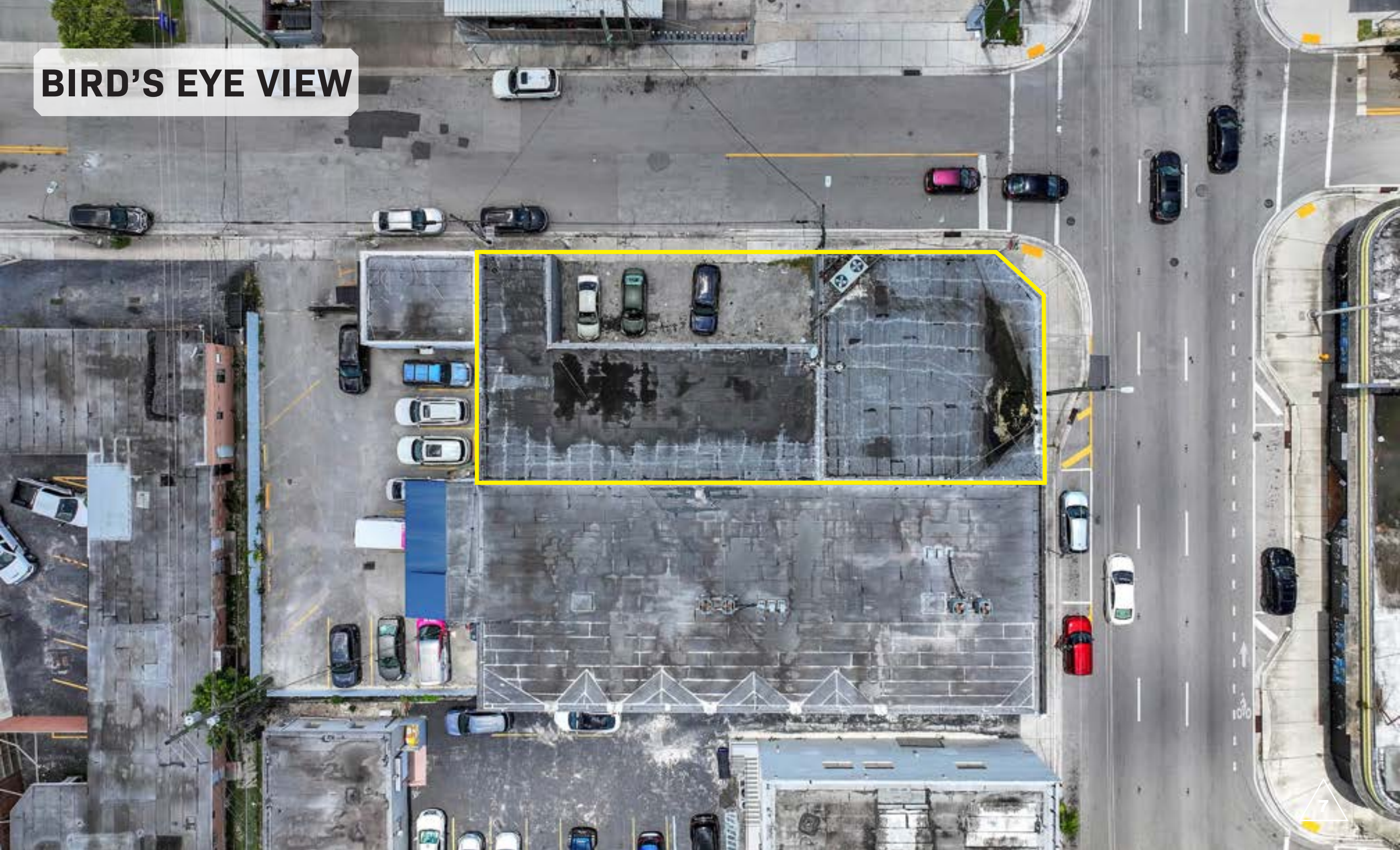
LOCATION MAP



INTERIOR PHOTOS



BIRD'S EYE VIEW





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