



APEX
CAPITAL REALTY

901 NE 79 ST
MIAMI, FL 33138
APEXCAPITALREALTY.COM

MIAMI BEACH DEVELOPMENT SITE

FOR SALE

1414 WEST AVENUE,
MIAMI BEACH, FL 33139

**RARE APPROVED
SITE ON WEST AVE**



PRESENTED BY:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$17,999,999
Total Lot Size:	16,000 SF
Proposed Building Size:	20,716 SF
Price / SF:	\$868.89
Delivery Date:	Q4 2021
Zoning:	RM-1
Market:	South Beach
Submarket:	West Avenue

PROPERTY OVERVIEW

Apex Capital Realty is proud to exclusively represent the opportunity to acquire a shovel ready property at 1414 West Avenue in South Beach that can also be delivered as a completed project. This charming and secluded West Avenue location will provide expansive water and city views, with curated luxury living options reserved for Miami's best boutique buildings. The approved development plans reveal a project destined to become an iconic landmark along South Beach's famed West Avenue. This new construction project can be delivered fully finished with high end finishes, expansive terraces, outdoor kitchens and penthouse units with rooftop terraces and plunge pools. Property can also be acquired as a shovel ready site. Each unit was expertly designed to emphasize indoor/outdoor living space functionality. Approved plans feature 2 parking spaces for each unit and state of the art underground generator.

PROPERTY HIGHLIGHTS

- New construction boutique building
- Fourteen (14) luxury high end residential units
- Two (2) parking spots for each unit
- Expansive terraces in each unit

1414 WEST. AVENUE, MIAMI BEACH, FL 33139

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Building Name	1414 West
Street Address	1414 West Avenue
City, State, Zip	Miami Beach, FL 33139
County	Miami-Dade
Market	South Beach
Sub-market	West Avenue
Signal Intersection	No

BUILDING INFORMATION

Occupancy %	0.0%
Tenancy	Multiple
Number of Floors	4
Average Floor Size	5,179 SF
Year Built	2021
Construction Status	Foundation work
Free Standing	Yes

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UNIT MIX SUMMARY



UNIT TYPE	COUNT	% TOTAL	SIZE (SF)	RENT/SF	MARKET RENT	MARKET RENT/SF
Garden House 1	1	7.1	819		\$5,000	\$6.11
Garden House 2	1	7.1	1,018		\$5,500	\$5.40
Unit 1	1	7.1	1,315		\$6,000	\$4.56
Unit 2	1	7.1	1,141		\$5,500	\$4.82
Unit 3	1	7.1	1,141		\$5,500	\$4.82
Unit 4	1	7.1	1,315		\$6,000	\$4.56
Unit 5	1	7.1	1,315		\$6,000	\$4.56
Unit 6	1	7.1	1,141		\$5,500	\$4.82
Unit 7	1	7.1	1,141		\$5,500	\$4.82
Unit 8	1	7.1	1,315		\$6,000	\$4.56
PH 1	1	7.1	1,315		\$8,000	\$6.08
PH 2	1	7.1	1,141		\$7,000	\$6.13
PH 3	1	7.1	1,141		\$7,000	\$6.13
PH 4	1	7.1	1,315		\$8,000	\$6.08
Totals/Averages	14	100%	16,573	\$0.00	\$86,500	\$5.22

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LOCATION DESCRIPTION



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Unbeatable location in the heart of South Beach! Prime corner location on West Avenue and 14th Street, right across from award winning Monad Terrace new construction condo building. Walking distance to Flamingo Park, Whole Foods, Trader Joe's, Lincoln Road and all area restaurants and attractions! Tucked away in one of the most desired neighborhoods that South Beach has to offer!

APPLE A DAY
APPLE STORE
BARRY'S BOOT CAMP
BARTON G

FLYWHEEL
JUVIA
LINCOLN ROAD
PANTHER COFFEE

REGAL CINEMAS
RITZ CARLTON SOBE
STANDARD HOTEL
WHOLE FOODS

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INTERIOR PHOTOS



1414 WEST. AVENUE, MIAMI BEACH, FL 33139

LOBBY & EXTERIOR PHOTOS



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FLOOR PLANS

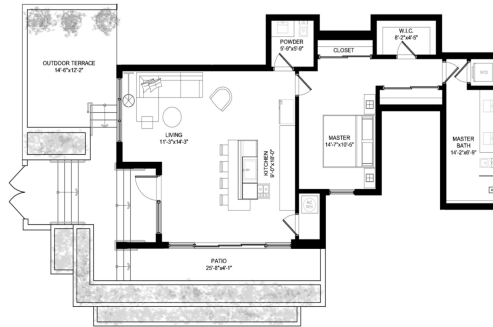


1414
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RESIDENCES

GARDEN UNIT 01

1 Bed / 1 1/2 Bath

Floor Location: Level 01
Indoor Living: 1,018 ft² / 95 m²
Outdoor Living: 376 ft² / 35 m²
Total: 1,394 ft² / 130 m²

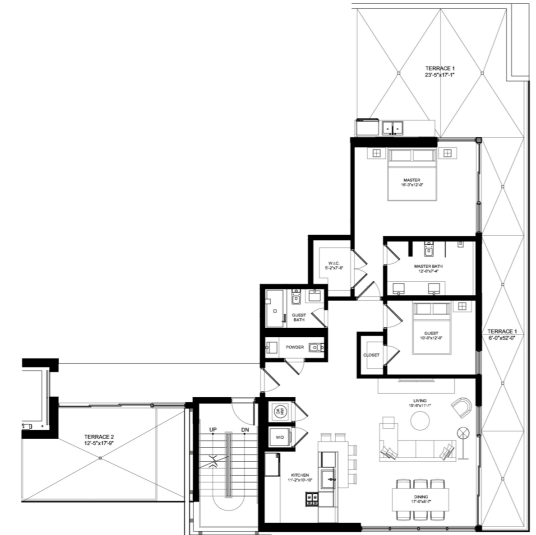


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RESIDENCES

RESIDENCE 04

2 Bed / 2 1/2 Bath

Floor Location: Level 02
Indoor Living: 1,315 ft² / 122 m²
Outdoor Living: 904 ft² / 84 m²
Total: 2,219 ft² / 206 m²



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RESIDENCES

RESIDENCE 06

2 Bed / 2 Bath

Floor Location: Level 03
Indoor Living: 1,141 ft² / 106 m²
Outdoor Living: 161 ft² / 15 m²
Total: 1,302 ft² / 121 m²

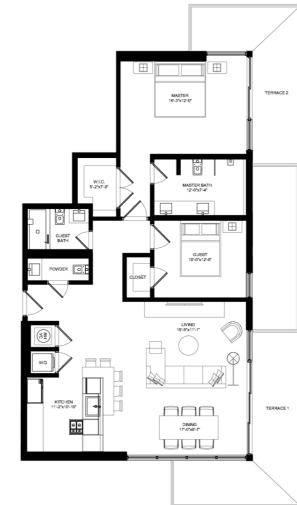


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RESIDENCES

RESIDENCE 08

2 Bed / 2 1/2 Bath

Floor Location: Level 03
Indoor Living: 1,315 ft² / 122 m²
Outdoor Living: 385 ft² / 37 m²
Total: 1,700 ft² / 159 m²



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PENTHOUSE 1

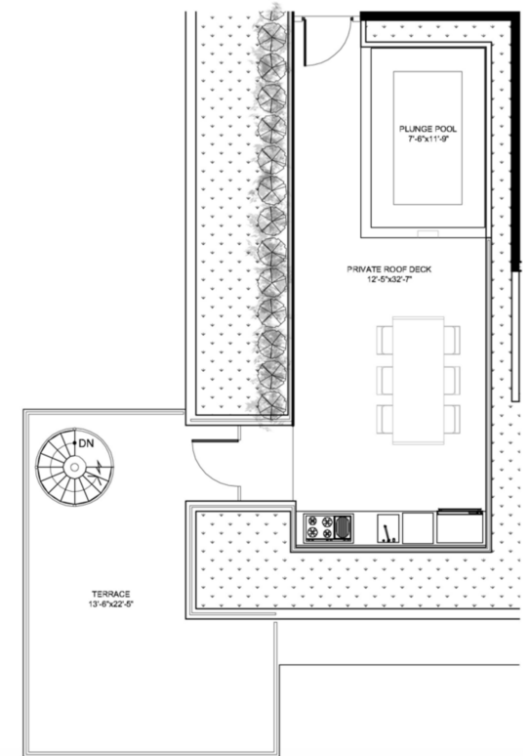
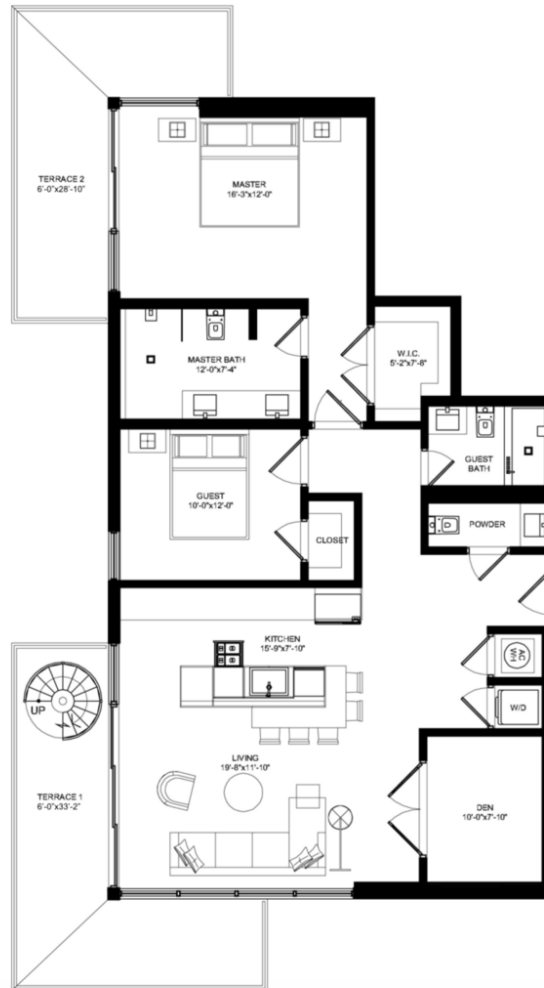
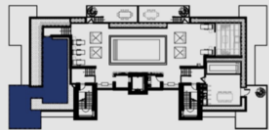


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RESIDENCES

PENTHOUSE 01

2 Bed / 2 1/2 Bath

Floor Location: Level 03
Indoor Living: 1,315 ft² / 122 m²
Outdoor Living: 1,117 ft² / 104 m²
Total: 2,432 ft² / 226 m²



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PENTHOUSE 2

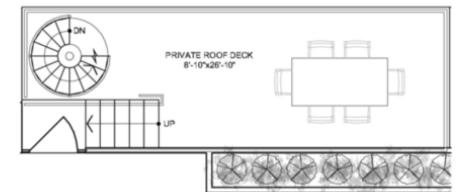
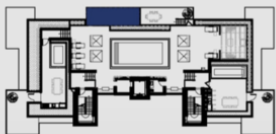


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PENTHOUSE 02

2 Bed / 2 Bath

Floor Location: Level 04
Indoor Living: 1,141 ft² / 106 m²
Outdoor Living: 407 ft² / 38 m²
Total: 1,548 ft² / 144 m²



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AERIAL PHOTOS



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ADDITIONAL PHOTOS



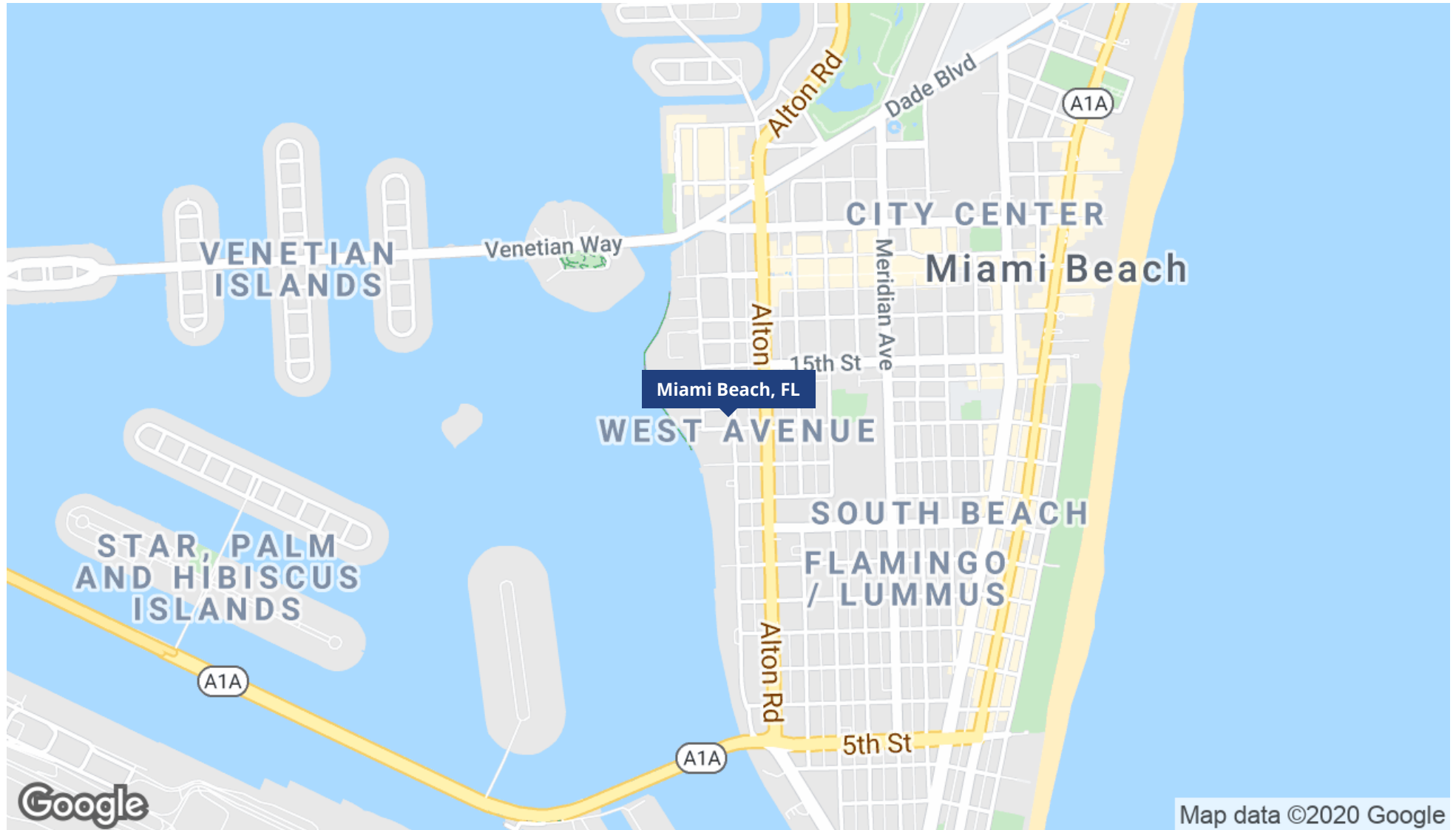
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ADDITIONAL PHOTOS



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REGIONAL MAP



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AERIAL MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	13,689	29,516	37,142
Average age	36.7	37.3	38.3
Average age (Male)	37.1	37.5	38.4
Average age (Female)	36.2	37.1	38.2

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	7,978	17,151	21,350
# of persons per HH	1.7	1.7	1.7
Average HH income	\$75,070	\$66,222	\$71,923
Average house value	\$313,159	\$370,476	\$436,556

* Demographic data derived from 2010 US Census

