

**FOR SALE**



TURN-KEY RESTAURANT INVESTMENT

**365 N ROYAL POINCIANA BLVD**

MIAMI SPRINGS, FL 33166



# INVESTMENT SUMMARY



OFFERING PRICE	YEAR 2 NOI	CAP RATE	TENANT	LEASE TERM REMAINING	PROPERTY TYPE	BUILDING SIZE	LOT SIZE	ZONING	DISTANCE TO M.I.A.
\$1,650,000	\$100,776	6.11%	Canela y Miel Gastrobar	3 Years + (2) Three Year Options	Freestanding Restaurant	3,576 SF	6,750 SF	NBD	5 Minutes

# PROPERTY DESCRIPTION

Apex Capital Realty is proud to present 365 N Royal Poinciana Blvd, a fully leased, turn-key restaurant investment located in the heart of Miami Springs. The property consists of a 3,576 SF commercial building on a 6,750 SF lot and is strategically positioned just minutes from Miami International Airport.

Currently occupied by Canela y Miel Gastrobar, the property provides immediate in-place income under a modified NNN lease structure. The sale includes a complete second-generation restaurant build-out featuring a commercial kitchen, full bar, walk-in cooler, freezer, and extensive equipment package.

With flexible NBD zoning and a prime location in one of Miami-Dade's most desirable submarkets, the property offers both stable cash flow and long-term value-add potential.



### BUILDING SIZE

3,576 SF

(Miami-Dade County actual area)



### ZONING

NBD

(City of Miami Springs)



### LOT SIZE

6,750 SF

**OFFERING PRICE**

**\$1,650,000**



## PROPERTY SPECIFICATIONS

PRICE SF	\$461/SF
PRIMARY LAND USE	Restaurant / Cafeteria : Retail Outlet
STORIES/MAX HEIGHT	1 story (NBD allows up to 3 stories / 40ft)
FOLIO	05-3118-016-0150
CURRENT TENANT	Canela y Miel Gastrobar (Latin gastrobar & lounge)
LEASE TYPE	Modified NNN - tenant pays taxes, insurance, utilities, repairs, HVAC
LEASE TERM	3 years + two (2) 3-year renewal options

# INVESTMENT HIGHLIGHTS



- **In-place income from a built-out, operating business.** The space is not dark - it is leased to Canela y Miel Gastrobar, an active Latin gastrobar with online ordering, a strong local following, and late-night weekend hours.
- **Turn-key second-generation kitchen & bar.** Complete commercial kitchen, full bar, walk-in cooler, freezers, fryers, ovens, ranges, ice machine and more convey - saving a future operator \$300K-\$500K+ in build-out costs.

- **Beautifully renovated interior.** The current tenant has invested heavily in a high-design dining room and lounge - custom murals, feature lighting, and finished bar - all recently completed.
- **Modified NNN lease - low landlord burden.** Tenant pays taxes, insurance, utilities, repairs, HVAC, and trash. Owner enjoys near-net cash flow.
- **Built-in rent growth.** Contractual rent steps from \$8,500/mo to \$8,840/mo to \$9,193.60/mo, with two 3-year renewal options extending potential income to 9 years.

- **Flexible NBD zoning.** 11+ permitted use categories provide re-tenanting optionality and protect against single-use risk. Building may be expanded up to 3 stories / 40 ft.
- **Irreplaceable location.** Prime Royal Poinciana Blvd frontage in a community of 14,000+ residents, minutes from Miami International Airport - capturing both loyal local traffic and airport-area demand.
- **Owner-operator OR investor play.** Buy for cash flow today; occupy or re-tenant tomorrow. Few small assets offer this dual path.

# INTERIOR: RESTAURANT



# INTERIOR: KITCHEN



# WHY MIAMI SPRINGS

Miami Springs is no longer flying under the radar. This established Miami-Dade municipality is experiencing a measurable surge in developer interest and institutional attention, signaling growing confidence in the market’s long-term fundamentals.

## ACTIVE DEVELOPMENT PIPELINE

Recent headlines tell the story: a new development approved for Canal Street, a 10-story apartment proposal with 1,426 units, a dormant office building project moving forward, and ongoing conversations about the future of the 36th Street and South East Springs corridor. The pipeline is broad, spanning residential, commercial, and mixed use.



## INSTITUTIONAL VALIDATION

The Miami Association of Realtors selected Miami Springs as the site of its new headquarters, a vote of confidence from one of the region’s most influential real estate organizations.

## STRONG INVESTMENT ACTIVITY

Commercial assets in the area are transacting at meaningful values, with properties like the Hook Square Property recently closing at \$3.3 million , reflecting healthy demand and investor appetite.

## A MARKET AT AN INFLECTION POINT

With limited land, a defined municipal boundary, and a wave of new projects in various stages of approval and construction, Miami Springs offers the fundamentals investors look for: scarcity, momentum, and a community actively embracing its next chapter.



# INCOME & RETURN ANALYSIS

At the offering price of \$1,650,000, the property delivers the following returns on contractual rent (modified NNN, so gross rent closely tracks net operating income):

PROPERTY ADDRESS	ASSET	SALE DATE	LAND SF
Year 1 (current)	\$8,500	\$102,000*	—
Year 2	\$8,840	\$106,080	6.43%
Year 3	\$9,193.60	\$110,323	6.69%

*\*Year 1 reflects two months (Oct & Nov 2025) of rent abatement at lease commencement; stabilized annual rent shown from Year 2.*

**Stabilized NOI (Year 2, net of ~5% reserve): \$100,776 → 6.11% cap rate**

# LET'S SIMPLIFY YOUR SALE!

REAL ESTATE + COMMERCIAL INSURANCE IN ONE SEAMLESS PROCESS



**561 NE 79 ST - SUITE 420**

Miami, FL 33138

[www.APEXCAPITALREALTY.com](http://www.APEXCAPITALREALTY.com)

**CARL GORMAN**

COMMERCIAL ADVISOR

(305) 323-9787

[CARL@APEXCAPITALREALTY.COM](mailto:CARL@APEXCAPITALREALTY.COM)

**TATIANA ESCOBAR**

COMMERCIAL ADVISOR

(863) 440-2387

[TATIANA@APEXCAPITALREALTY.COM](mailto:TATIANA@APEXCAPITALREALTY.COM)

**GET A QUOTE FROM APEX  
INSURANCE TODAY!**