

INVESTMENT OVERVIEW

The Thomas Team of Marcus & Millichap is pleased to present 17150 Northeast 23rd Avenue in North Miami Beach, a multifamily property comprised of 12 units.

SUBJECT PROPERTY

17150 Northeast 23rd Avenue is a two-story, 12-unit apartment building constructed in 1969 of concrete block and painted stucco with a flat roof. The building contains 10,094 square feet of living area on a 10,923-square-foot lot, according to the Miami-Dade Property Appraiser. The unit mix consists of four (4) one-bedroom/one-bathroom apartments and eight (8) two-bedroom/one-bathroom apartments. Typical units are equipped with central air conditioning, electric appliances and ceramic tile floors.

LOCATION

17150 Northeast 23rd Avenue is centrally located in North Miami Beach, just west of Biscayne Boulevard (US-1) and in close proximity to major employment centers, recreational amenities, and shopping destinations. Residents benefit from walkable access to Greynolds Park and Greynolds Golf Course, with close proximity to Aventura Mall, Sunny Isles Beach, Haulover Beach, and numerous national retailers and restaurants.

Surrounding area retailers and points of interest include the Judge Arthur Snyder Tennis Center (0.2 miles), Greynolds Park (0.4 miles), Houston's (0.5 miles), Morton's The Steakhouse (0.5 miles), North Miami Beach Police Department (0.6 miles), Julius Littman Performing Arts Theater (0.6 miles), P.F. Chang's (0.6 miles), Plum Market (0.7 miles), The Vitamin Shoppe/BurgerFi/Panera Bread (0.9 miles), Fresh Market (1.0 miles), Dicks Sporting Goods (1.2 miles), and Walgreens Pharmacy (1.4 miles). Additionally, just a short drive from the property is Aventura Mall (1.9 miles), the Aventura Brightline Station (1.9 miles), and the Fort Lauderdale-Hollywood International Airport (12.9 miles).

Nearby educational facilities include Scheck Hillel Community School K-12 (1.5 miles), North Miami Beach High School (1.7 miles), John F. Kennedy Middle School (1.9 miles), and Saint Lawrence Elementary School (1.9 miles).

SUMMARY

17150 Northeast 23rd Avenue is offered for sale at \$2,820,000 or \$235,000 per unit.



**12
UNITS**



**1969
YEAR BUILT**



**10,094
SQUARE FEET**



**IN-UNIT
LAUNDRY**



**\$96,575
AVG HOUSEHOLD INCOME
(3 MILES)**



**8.13%
POPULATION GROWTH
SINCE 2010**

INVESTMENT SUMMARY

THE OFFERING

Property Address	17150 Northeast 23rd Avenue, North Miami Beach, FL 33160
Assessor's Parcel #	07-2209-005-1440
Zoning	RM-23

SITE DESCRIPTION

Number of Units	12
Number of Buildings	1
Number of Stories	2
Year Built	1969
Living Area	10,094 Square Feet (*MDPA)
Lot Size	10,923 Square Feet (*MDPA)
Type of Ownership	Fee Simple

UTILITIES

Water (Sewer)	City of North Miami Beach - Paid by Owner
Electric	FPL - Paid by Tenant

CONSTRUCTION

Framing	Concrete Block
Exterior	Painted Stucco
Parking Surface	Paved Asphalt
Roof	Flat

MECHANICAL

HVAC	Central Air Conditioning
Fire Protection	Smoke Detectors & Fire Extinguishers

*Miami Dade County Property Appraiser

