



FOR SALE

TURNKEY MULTIFAMILY — RENTS BELOW MARKET

NORTH BEACH | MIAMI BEACH, FL 33141

625 75TH ST

IMPACT GLASS | STEPS FROM THE OCEAN

\$2,100,000

LIST PRICE

6 UNITS

TOTAL UNITS

\$350,000

PRICE/UNIT

±3,400 SF

BUILDING SIZE



FAUSTO COMMERCIAL PRESENTS

North Beach is absorbing the heaviest development wave in its history. Lefferts alone is delivering four condo projects and 450-plus residences within walking distance, and the city is building a \$53.8 million community complex on 72nd Street with an aquatic center, library and expanded parkland. The 2017 Town Center upzoning set that boom in motion and left well-kept low-rise rentals in short supply. Miami leads the large Southern metros in apartment occupancy and rent growth, so a buyer here steps into a renovated core with real room to push a submarket where one-bedrooms lease near \$2,150.

LOCATION ADVANTAGES

- Two blocks to the sand and North Beach Oceanside Park
- North Beach Bandshell and Ocean Terrace dining a short walk away
- 79th Street Causeway and I-195 r
- Free Miami Beach trolley loops the North Beach neighborhood

INVESTMENT HIGHLIGHTS

- Four 1BR/1BA apartments plus two studios — the deepest rental pool
- Electrical and plumbing fully modernized — no deferred capital
- Kitchens upgraded; bathrooms are the clear value-add lever
- RM-1 zoning on a ±5,500 SF lot one block off Collins Avenue

EXCLUSIVELY LISTED BY



Tony Saladrigas
Commercial Real Estate Advisor
+1 786.378.1850
ts@faustocommercial.com

