

JUST LISTED!

SAGO PALMS | 6 UNITS

📍 1860 NW 24th Ave, Miami, FL 33125

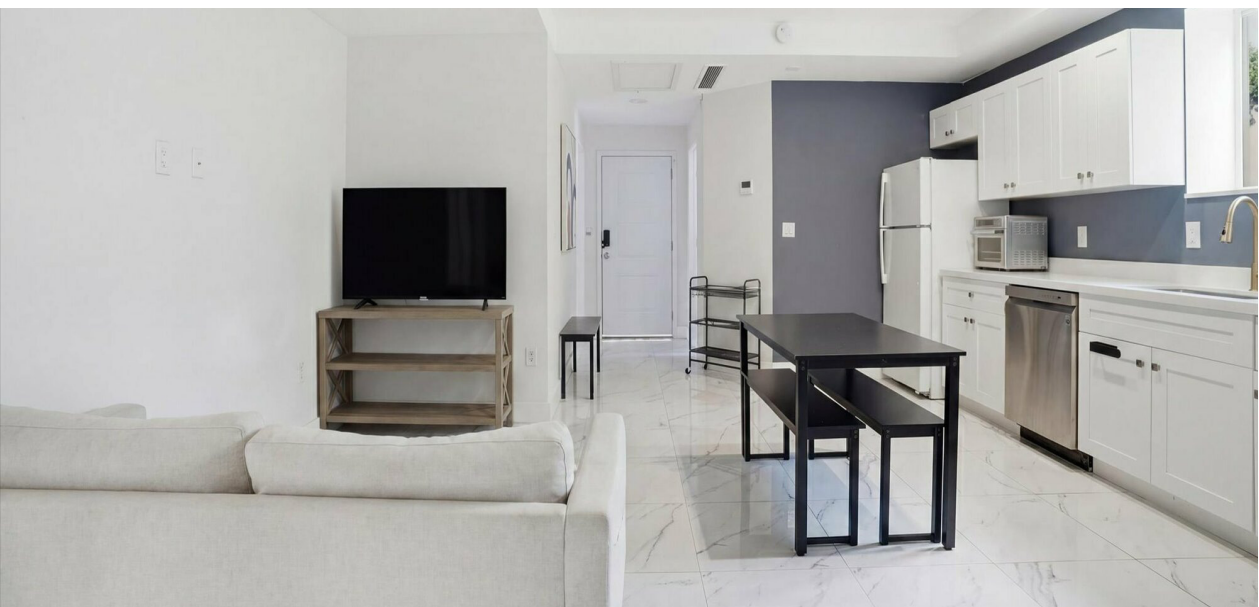
INVESTMENT HIGHLIGHTS

- Extremely Rare Opportunity To Acquire A Recently Constructed, Boutique Three-Story Multifamily Asset In The Heart Of Miami
- Attractive Seller Financing Available
- Building Was Constructed To Latest Building Code - Hurricane And Flood Proof
- Roof Is Concrete And Windows/Doors Are All Hurricane-Impact
- Low Insurance Costs - Current Policy Only Around \$8.5K Including Wind
- Property Features All Large 3 Bedroom 2 Bathroom Units Around 1,000 Sq Ft Each
- Property Also Has Sizable Storage/Flex Space Around 1,100 Sq Ft Which Can Be Rented To Maximize Returns
- All Units Feature Modern Finishes & Layouts With Central Air-Conditioning, Private Balconies, Stainless Steel Appliances, In-Unit Washers & Dryers, Dishwashers, Premium Cabinetry, High-Quality Tile Flooring, Etc.
- Utilities Separately Metered Allowing For Low Operating Expenses
- Ample On-Site And Covered Parking For Tenants And Guests, A Rarity In The Area
- Prime Allapattah Location Close To Restaurants, Retailers, Schools, Healthcare, Public Transportation Stops, Recreation, And More
- Located Just North Of The Miami River And East Of NW 27th Ave Providing Easy Access To Downtown Miami, Brickell, Wynwood, Little Havana, Coral Gables, And Other Major Business Districts Anywhere In Miami-Dade Via SR-836 And I-95

INVESTMENT DETAILS

Price	\$2,950,000
Building Size	11,077 SF
Price Per Foot	\$266.32
Cap Rate	5.17%





SAGO PALMS



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