

## INVESTMENT OVERVIEW

The Thomas Team of Marcus & Millichap is pleased to present Casa Sol Apartments, a 20-unit multifamily property located in Miami, Florida.

### SUBJECT PROPERTY

Casa Sol Apartments is a three-story, 20-unit apartment building with 12,848 square feet of living area, a 7,500-square-foot lot originally constructed in 1935, according to the Miami-Dade Property Appraiser. The property was extensively renovated by current ownership and received its new certificate of occupancy in 2024. The unit mix consists of (17) one-bedroom/one-bathroom apartments and (3) two-bedroom/one-bathroom apartments. Units feature vinyl wood-plank flooring, stainless steel appliances, quartz countertops with undermount sinks, custom cabinetry, wall air-conditioning units, new bathrooms and impact windows. The building has interior corridor hallways and a laundry room for residents and guests.

### LOCATION

Casa Sol Apartments is located at 1142 SW 4th Street, Miami, FL 33130, just south of West Flagler Street in Miami's urban core, offering residents exceptional proximity to major employment centers, shopping destinations, and recreational amenities. The property is walkable to CVS Pharmacy, Sedano's, Truist Bank, and numerous neighborhood retailers, while being a short drive from Downtown Miami, Brickell, Coconut Grove, Coral Gables, and Miami International Airport.

Surrounding area retailers and points of interest include Sedano's Supermarket (0.4 miles), Truist Bank (0.4 miles), CVS (0.4 miles), Loan Depot Park (0.8 miles), Planet Fitness (0.8 miles), Publix at Miami River (1.4 miles), Jackson Memorial Hospital (1.7 miles), River Landing Shops & Residences (1.9 miles), Brickell City Centre (2.0 miles), Magic City Casino (3.4 miles) and Miami International Airport (5.3 miles) are easily accessible.

Nearby educational facilities include Riverside Elementary School (0.2 miles), Miami Senior High School (1.5 miles), Citrus Grove K-8 Center (1.5 miles) and Citrus Grove Elementary School (1.7 miles).

### SUMMARY

Casa Sol Apartments is offered for sale at \$4,695,000, or \$234,750 per unit.



**20  
UNITS**



**1935/2024  
YEAR BUILT/RENOVATED**



**12,832  
SQARE FEET**



**ON-SITE  
LAUNDRY**



**\$92,644  
AVERAGE HOUSEHOLD INCOME  
(5 MILES)**



**11.18%  
POPULATION GROWTH  
SINCE 2010**

## INVESTMENT SUMMARY

### THE OFFERING

Property Name	Casa Sol Apartments
Property Address	1142 Southwest 4th Street, Miami, FL 33130
Assessor's Parcel #	01-4102-005-4070
Zoning	T4-R

### SITE DESCRIPTION

Number of Units	20
Number of Buildings	1
Number of Stories	3
Year Built/Renovated	1935/2024
Living Square Feet	12,832 Square Feet (*MDPA)
Lot Size	7,500 Square Feet (*MDPA)
Type of Ownership	Fee Simple

### UTILITIES

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

### CONSTRUCTION

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

### MECHANICAL

HVAC	Wall Air Conditioning Units
Fire Protection	Smoke Detectors & Fire Extinguishers

\*Miami Dade County Property Appraiser

