

## MIAMI MIMO DUPLEX - 15 MINS TO BEACH!

435 NE 69th St, Miami, FL 33138



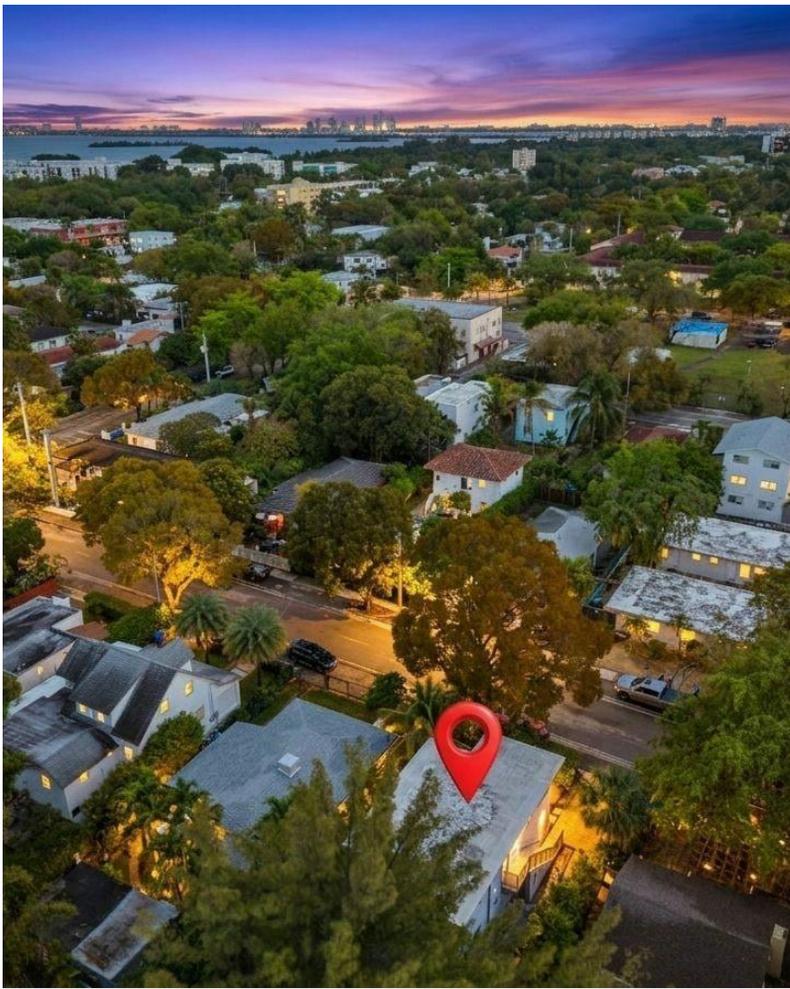
**Ricky Kallabat**

KW Commercial

700 NE 90th St, Miami, FL 33138

[richardk@kw.com](mailto:richardk@kw.com)

(305) 747-5117



# MIAMI MIMO DUPLEX - 15 MINS TO BEACH!

\$949,000

Located in Miami's rapidly evolving Upper Eastside corridor, legal upper / lower duplex presents a compelling opportunity for investors seeking stable rental income with future upside. This 2,074 SF multi-family property is currently fully leased, generating \$67,200 in gross annual income. The property features two spacious units, each with 2 bedrooms and 2 bathrooms. The upstairs residence includes a den that has been converted into a third bedroom, offering added rental flexibility and increased income potential, while the downstairs unit is a well-configured 2BD/2BA layout. Positioned in a desirable pocket near Morningside, the property benefits from strong rental demand and proximity to neighborhood amenities. Nearby comparables shows the buyer's insatiable appetite for specifically multi-family, reinforcing the area's ongoing investment activity. Residents enjoy convenient access to local markets, cafés,...

- COMPLETELY RENOVATED IN 2021
- 1 BLOCK FROM BISCAYNE BLVD



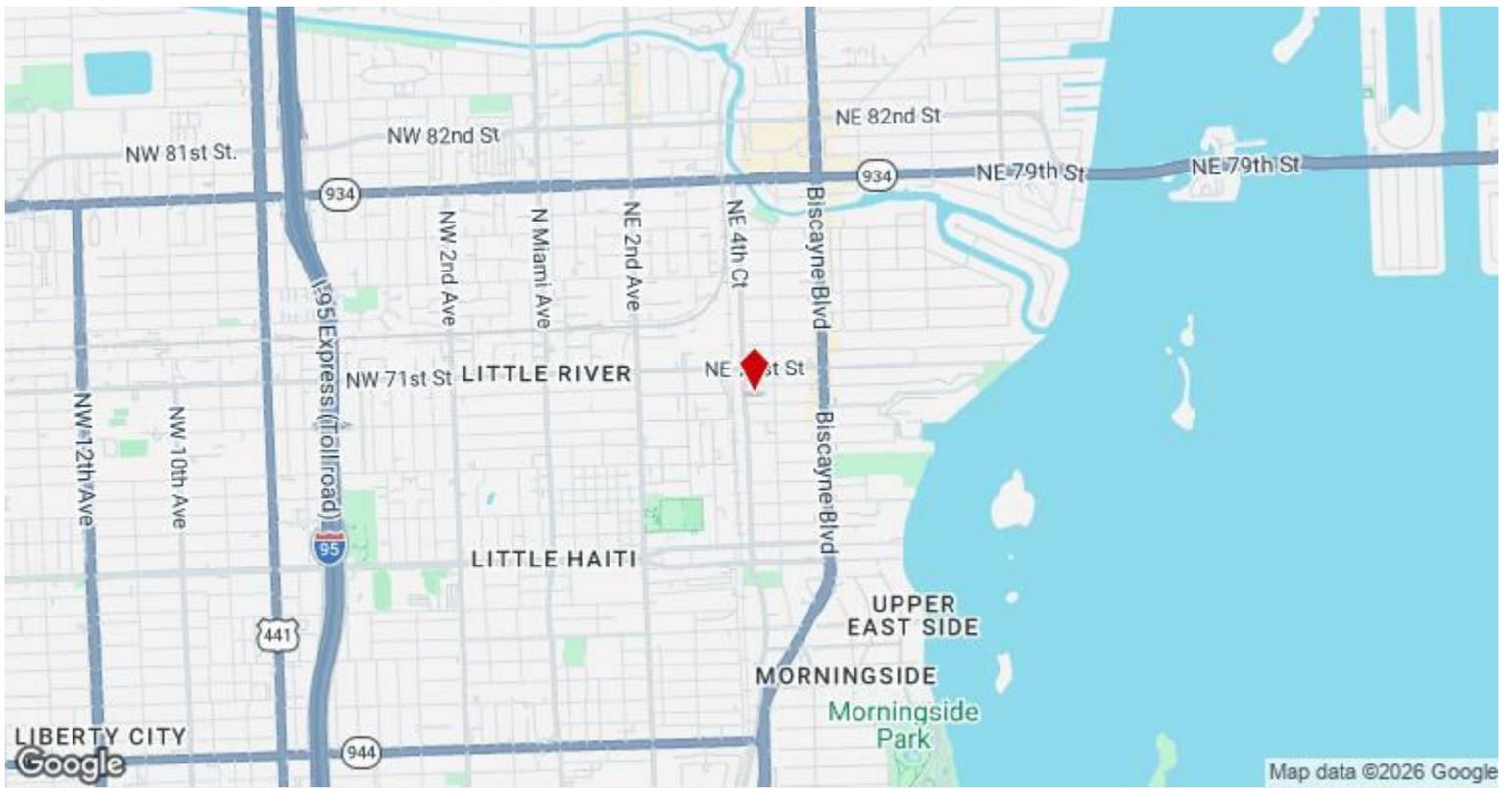
Price:	\$949,000
No. Units:	2
Property Type:	Multifamily
Sale Type:	Investment
Cap Rate:	4.21%
Gross Building Area:	2,074 SF
Sale Conditions:	1031 Exchange
No. Stories:	2
Year Built:	1949
Parking Ratio:	1.93/1,000 SF
APN / Parcel ID:	01-3218-004-0940
Walk Score @:	91 (Walker's Paradise)
Transit Score @:	53 (Good Transit)

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## Unit/Room Mix Information

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Description	No. Units	Avg. Rent/Mo	Sq. Ft
2+2	2	\$2,800	1,037



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# Property Photos



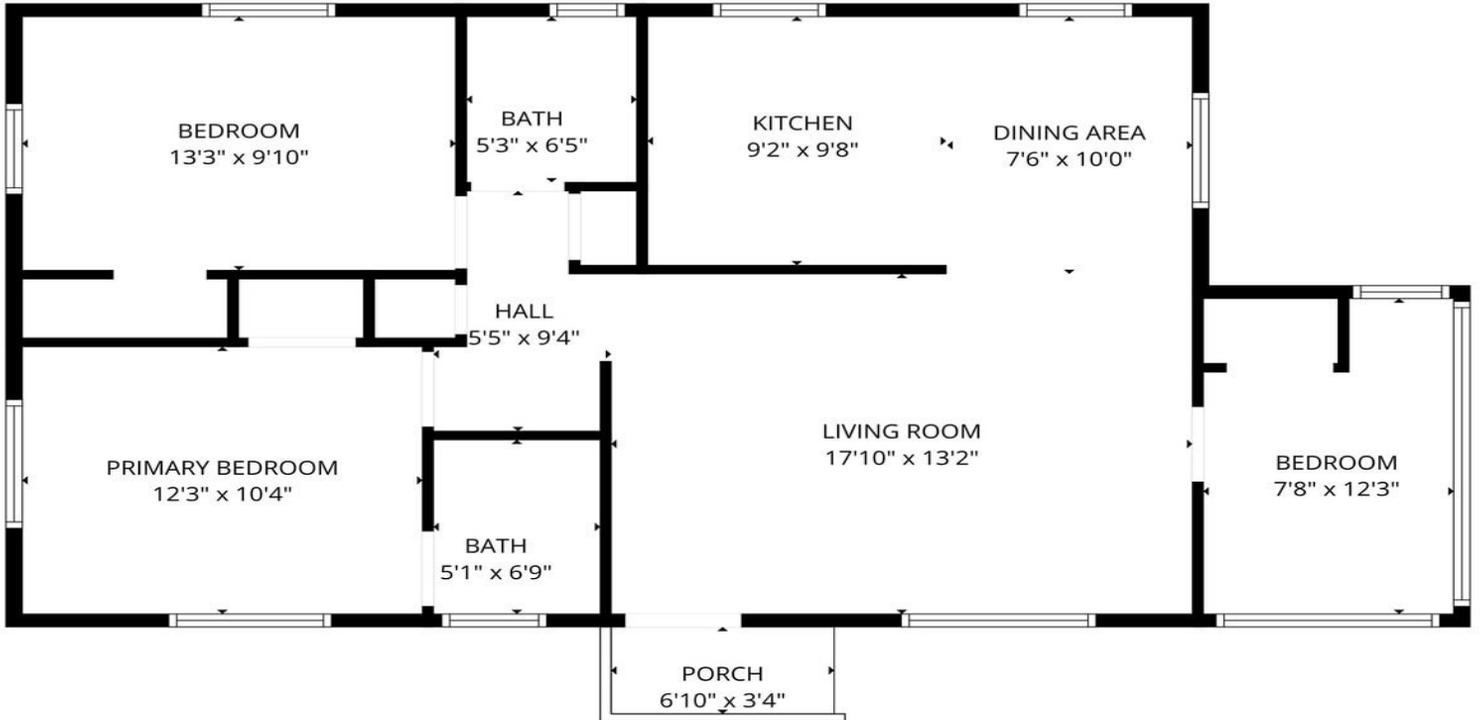
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# Property Photos



# Property Photos



435 NW 69th St Miami, FL

# Property Photos



01



03

# Property Photos



04



05

# Property Photos



06



07

# Property Photos



08

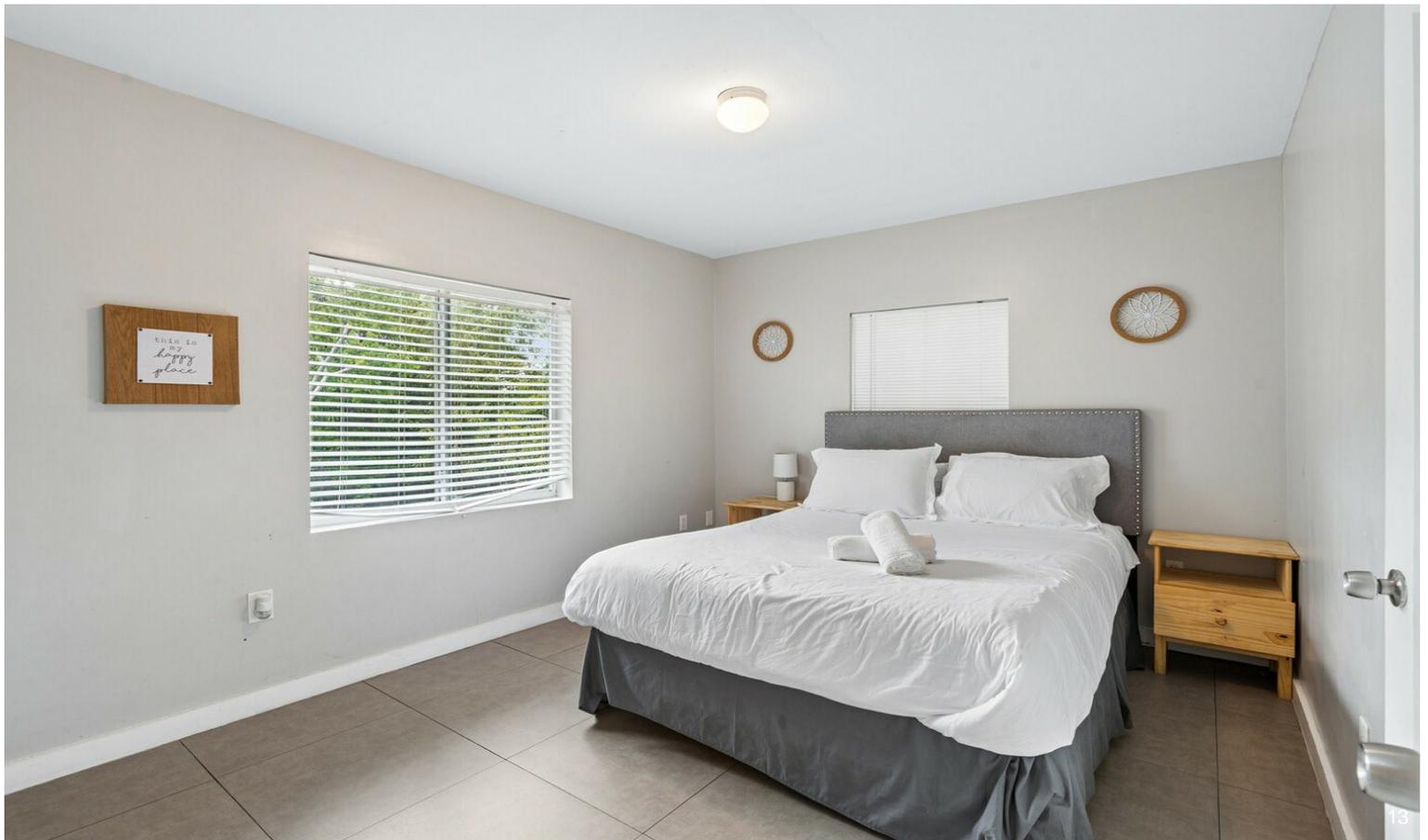


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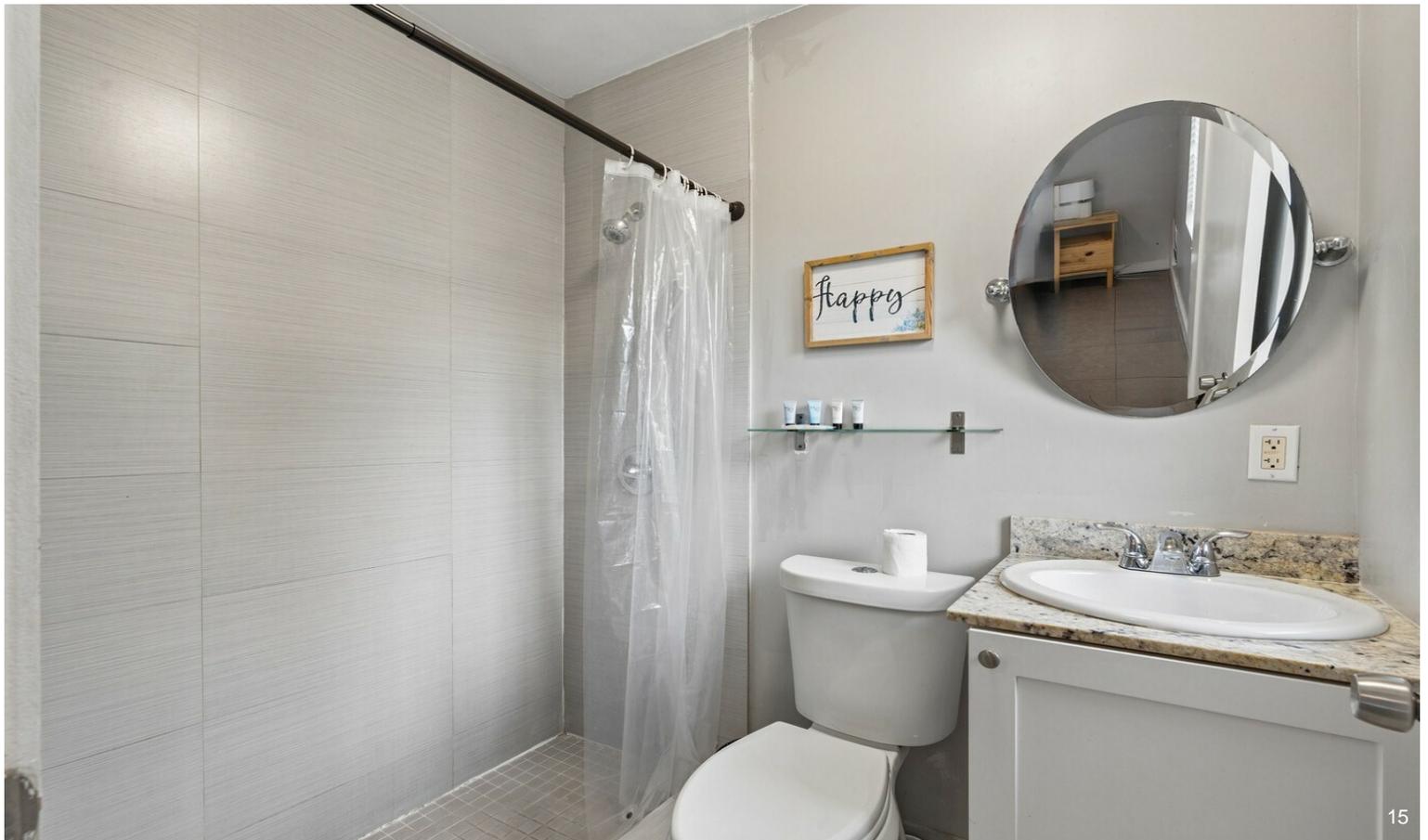
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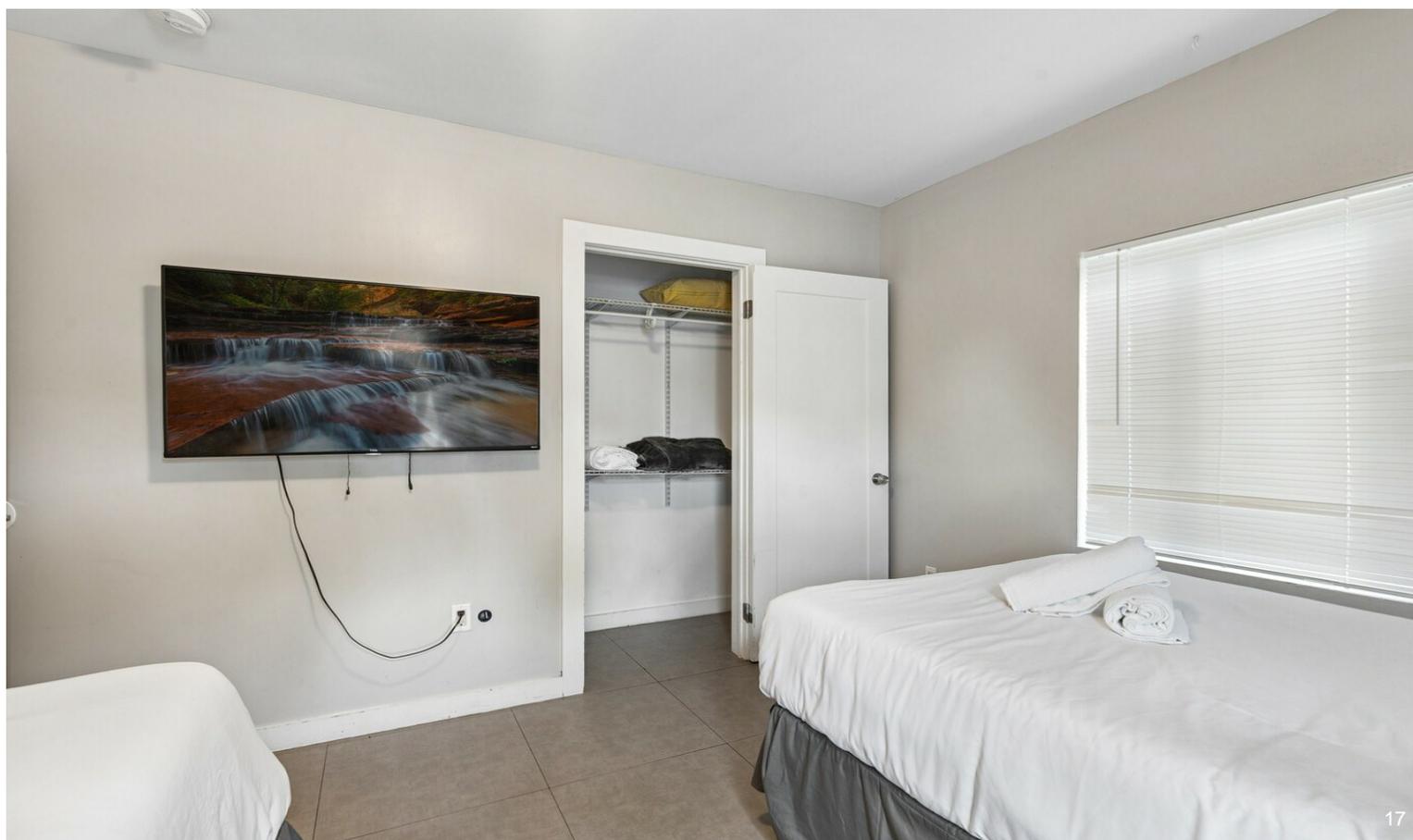
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# Property Photos



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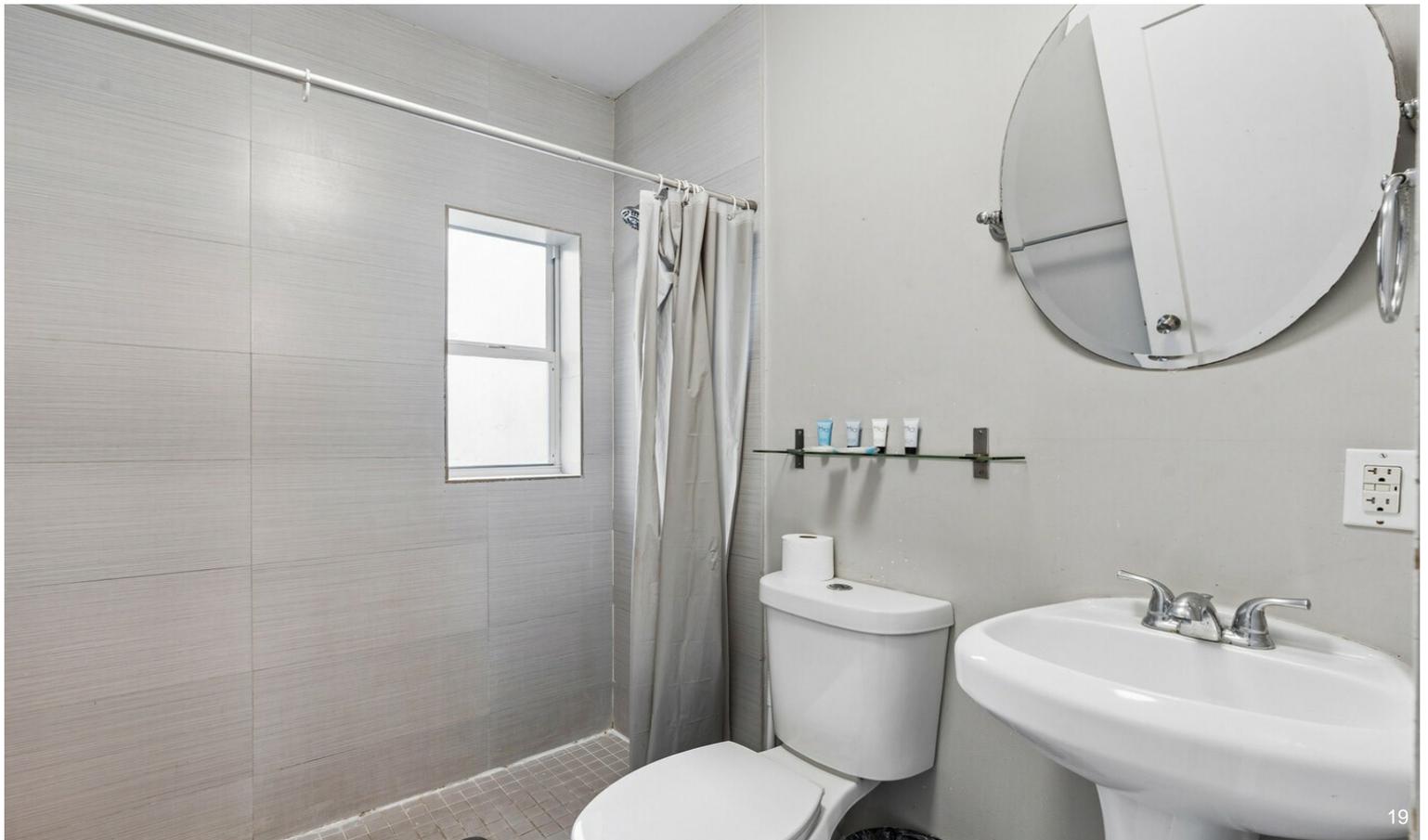


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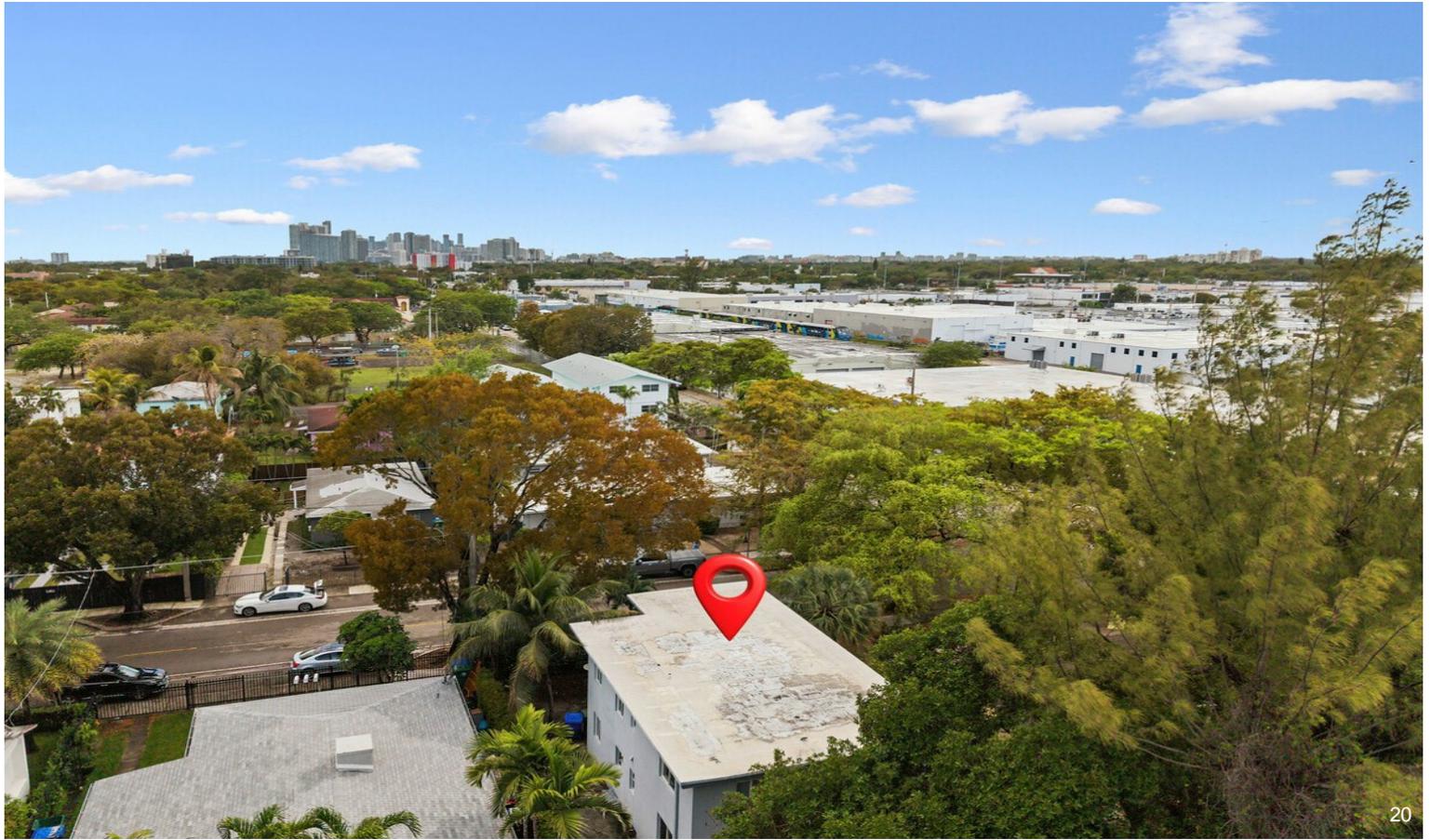


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