

AZURE APARTMENTS VILLAS

UNIQUE HISTORIC MULTI-FAMILY RENTAL

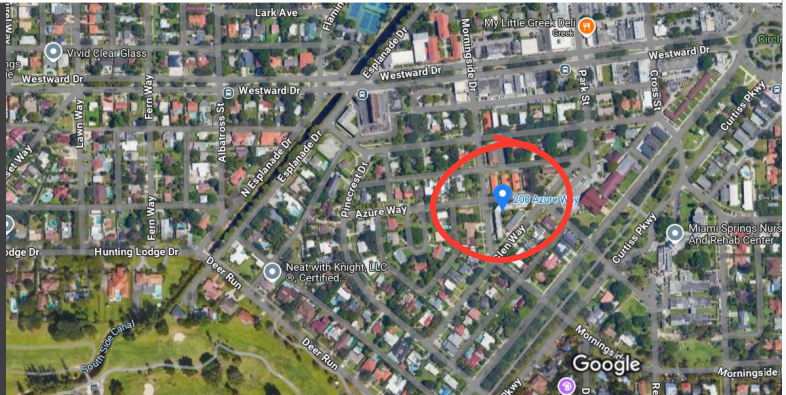
200 Azure Way, Miami Springs, FL. 33166

PRICE \$ 8,150,000



TOTAL SQUARE FEET: 17,154
TOTAL LOT SIZE: 23,086.08
ZONING: RM23.
BUILT/RENOVATED: 1926/2014
PARKING: STREET
HEIGHT: 2 STORIES.
USES: MULTIFAMILY.

Videos, Pictures, Rent Roll and Expenses
available upon request.



Building History:

Azure Way Apartments (known as Osceola Apartments) was a historic hotel in Miami Springs, Florida. **On November 1-1985, it was added to the US National Register of Historic places.** Today its a renovated, unique and charm Multi-Family with FULL occupancy all year around.

EXCLUSIVE LISTING of

BEATRIZ GODOY TEAM | INVESTMENT ADVISORS | 786-519-44467

Beatrizacostargodoy@gmail.com

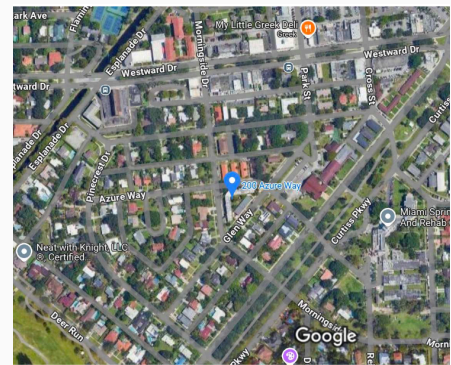


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UNIQUE HISTORIC MULTI-FAMILY RENTAL

COZY DREAM MULTI-FAMILY FOR SALE

PROPERTY OVERVIEW



Offering Summary

This exceptional Pueblo Revival-style building is located in the heart of Miami Springs, offering a unique blend of timeless Southwestern charm and modern functionality. Ideally situated near **Miami Springs Golf Course, Miami International Airport, and Freedom Park & Soccer Village stadium 25,000 seats**, it presents a rare opportunity in a prime location.

This Pueblo Revival-style property offers a prime investment opportunity, for rental income or future residential. Its desirable Miami Springs location ensures strong demand and long-term profitability to increase the return of investment (ROI).

LISTING PRICE:	\$ 8,150,000.
GROSS OPERATING INC:	\$ 527,100.
ANNUAL EXPENSES:	\$ 109,306.
NOI:	\$ 417,794.
CAP RATE:	5.13%

SCHEDULED RENT INCREASES OF 3% PER YEAR

YEAR 2 CAP RATE:	5.48%
YEAR 3 CAP RATE:	5.73%
YEAR 4 CAP RATE:	6.00%
YEAR 5 CAP RATE:	6.27%

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PROPERTY HIGHLIGHTS:

- **Prime Location** – Historic Trophy Asset, situated in the heart of Miami Springs, near major attractions and transit hubs.
- **Strong Rental Income Potential** – as well as future residential in a high-demand area.
- **Proximity to Miami International Airport** – Ideal for tenants or owners seeking accessibility.
- **Impact Windows and Doors** – In all Units.
- **Great property conditions and features** – Common area Laundry Room, Storage spaces, Building went in **2014 FULL RENOVATION**.

23 MULTI-FAMILY UNITS

- 5** STUDIO UNITS (APPROX. 355' EACH)
- 16** 1 BED/ 1 BATH UNITS (APPROX. 600' EACH)
- 2** 1 BED/DEN/ 1 BATH UNITS (APPROX. 630' EACH)



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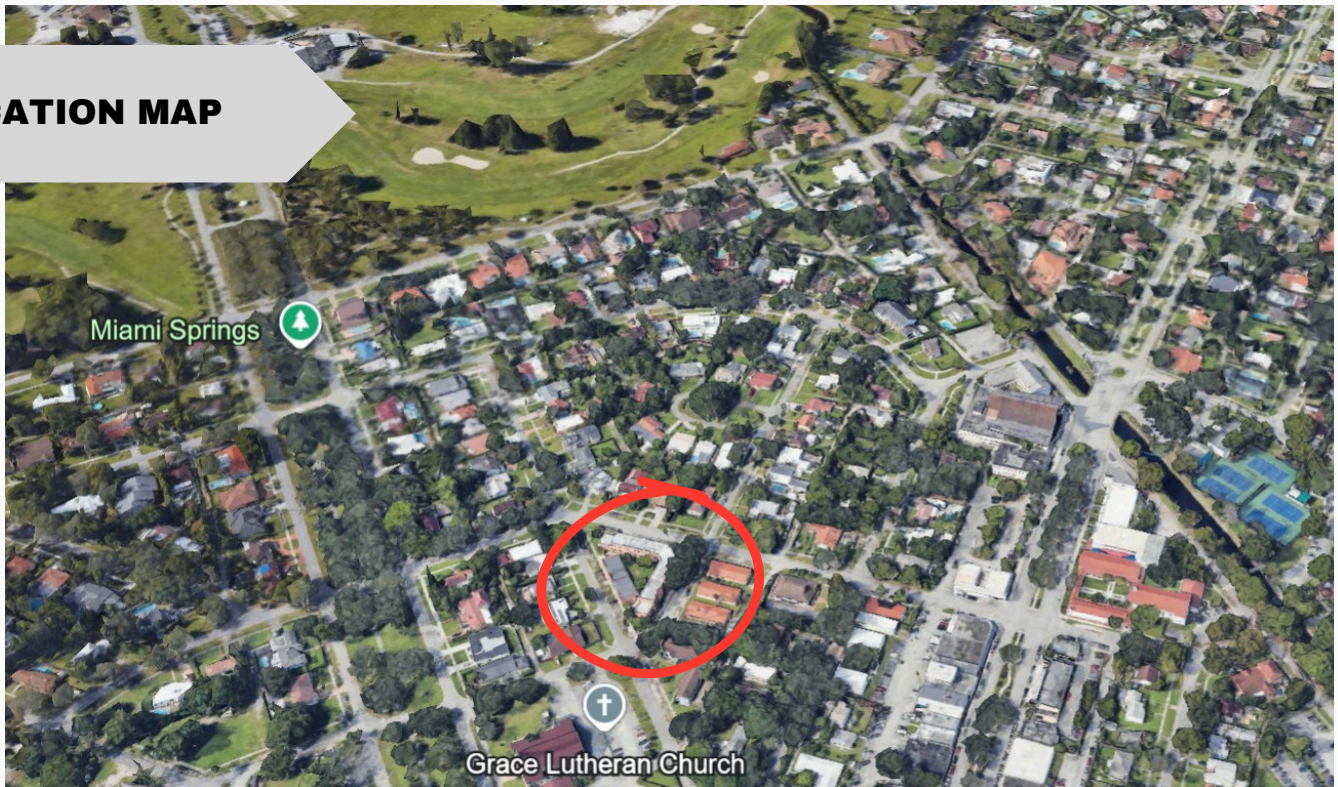


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LOCATION MAP



Conveniently situated in the heart of Miami Springs, just minutes from the Miami Springs Golf Course, Miami International Airport, and Freedom Park & Soccer Village.

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