



CAZA AZUL

1680 NW 22nd Ct, Miami, FL 33125



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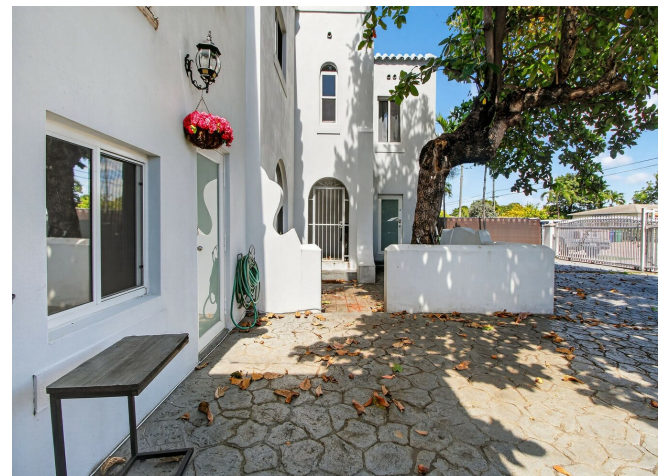
CAZA AZUL

\$1,180,000

Allapattah Cash-Flow Powerhouse | \$10,000+ Monthly Income | Value-Add Upside

Positioned in one of Miami's fastest-growing rental corridors, this high-performing duplex operating as a triplex delivers exceptional in-place cash flow with clear expansion potential. Generating over \$10,000 per...

- \$10,000+ Monthly Income – Strong in-place cash flow from a proven long-term + Airbnb rental mix
- Turnkey Asset – New roof, impact windows/doors, updated kitchens & baths, new plumbing, sewer connection
- Flexible Unit Mix – Duplex operating as a triplex: (2) 1/1 units + (1) spacious 4/3 unit
- Value-Add Opportunity – Ability to add a 4th unit, creating immediate upside and higher NOI
- Ample Parking – 6+ on-site parking spaces, ideal for short-term rentals and tenant demand
- Prime Allapattah Location – High-demand rental corridor with strong appreciation and redevelopment activity



Price:	\$1,180,000
No. Units:	3
Property Type:	Multifamily
Apartment Style:	Garden
Building Class:	B
Sale Type:	Investment
Cap Rate:	8.47%
Lot Size:	7.00 AC
Gross Building Area:	1 SF
Gross Rent Multiplier:	1
No. Stories:	2
Year Built:	1924
Zoning Description:	t3
APN / Parcel ID:	01-3134-027-0280
Walk Score ®:	70 (Very Walkable)

Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
6+5	1	\$1.00	1



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Property Photos



Property Photos



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20-web-or-mls-022_IMG_0665

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Property Photos



Property Photos



14-web-or-mls-034_IMG_0701

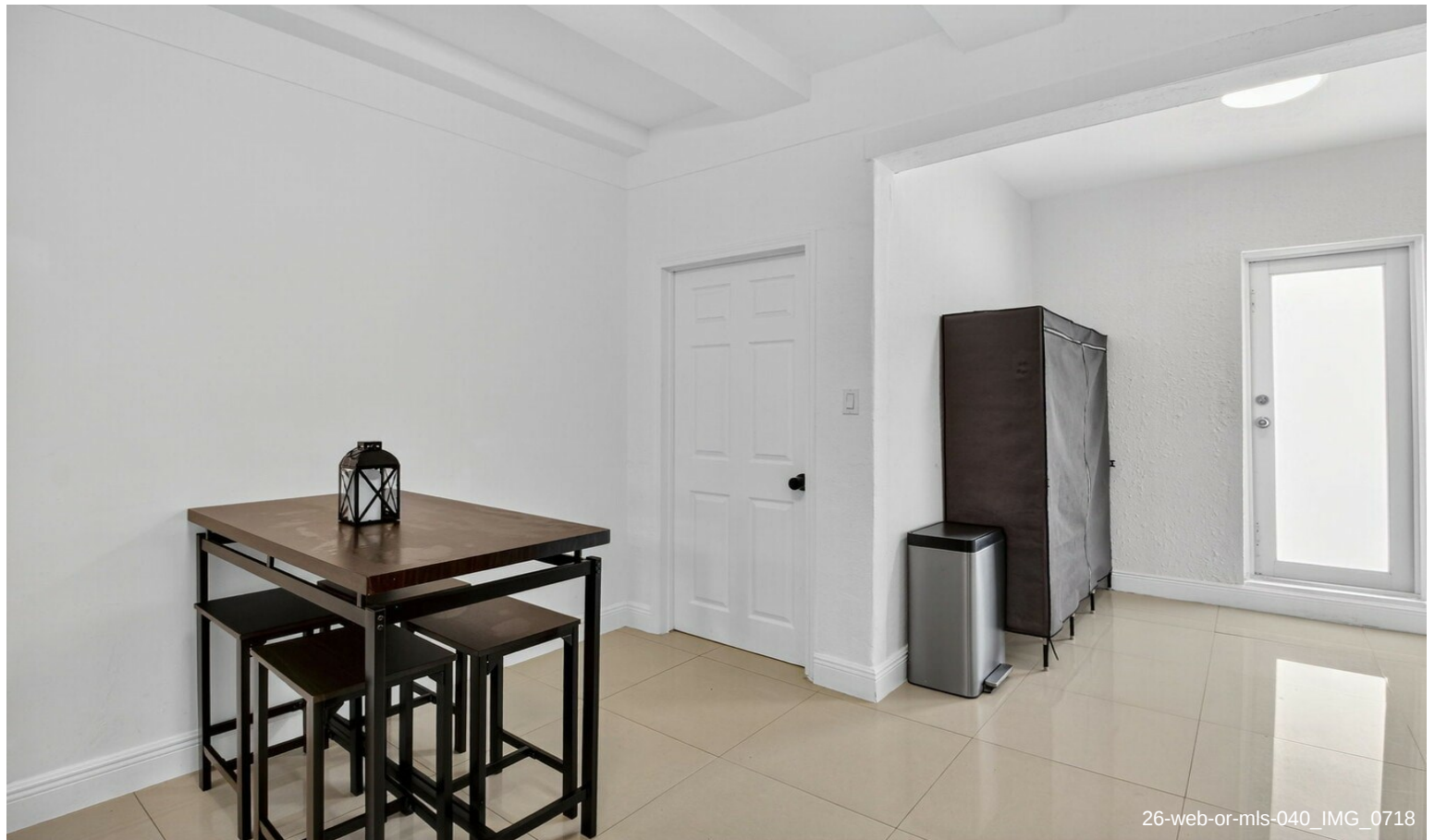


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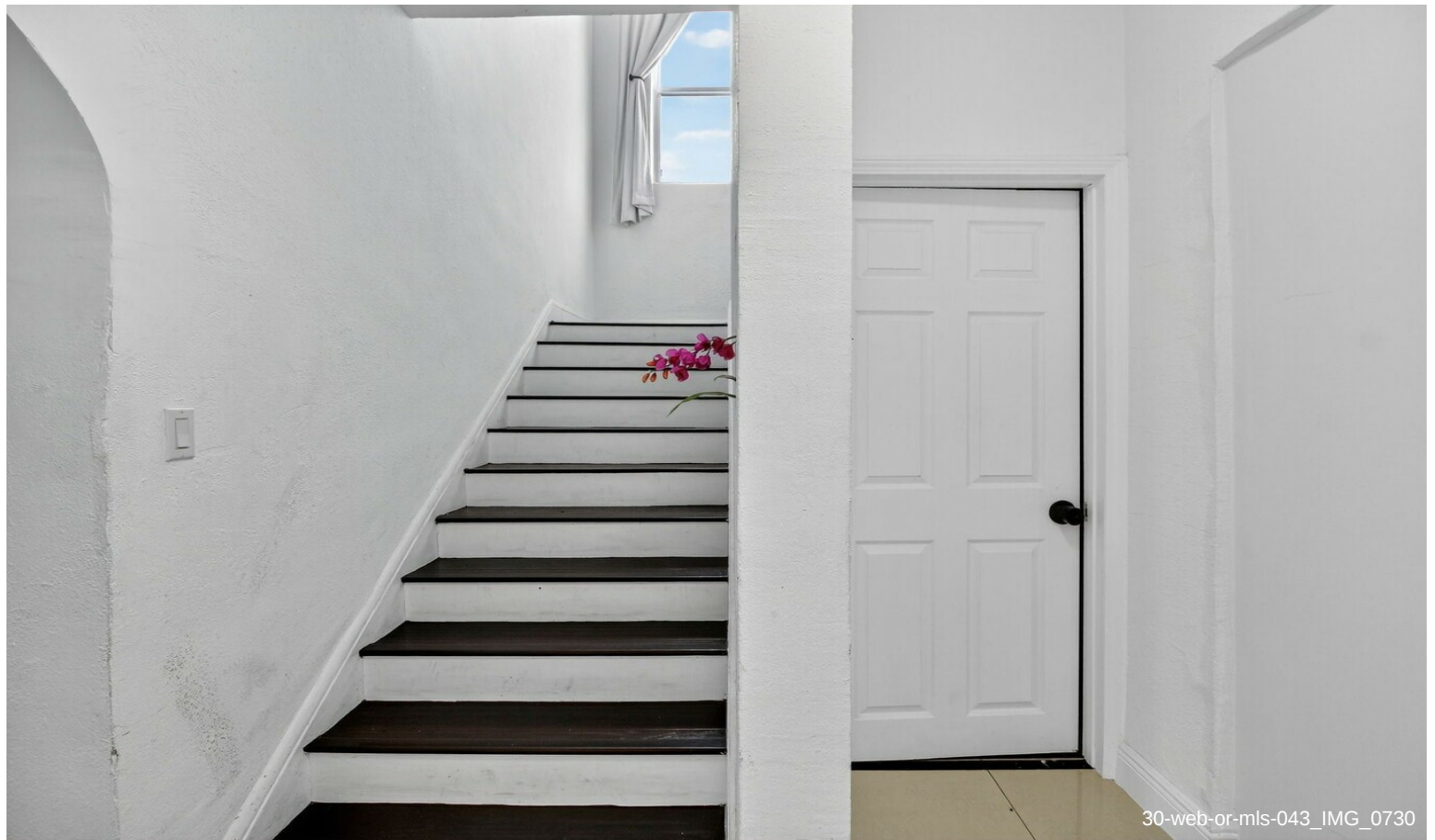
Property Photos



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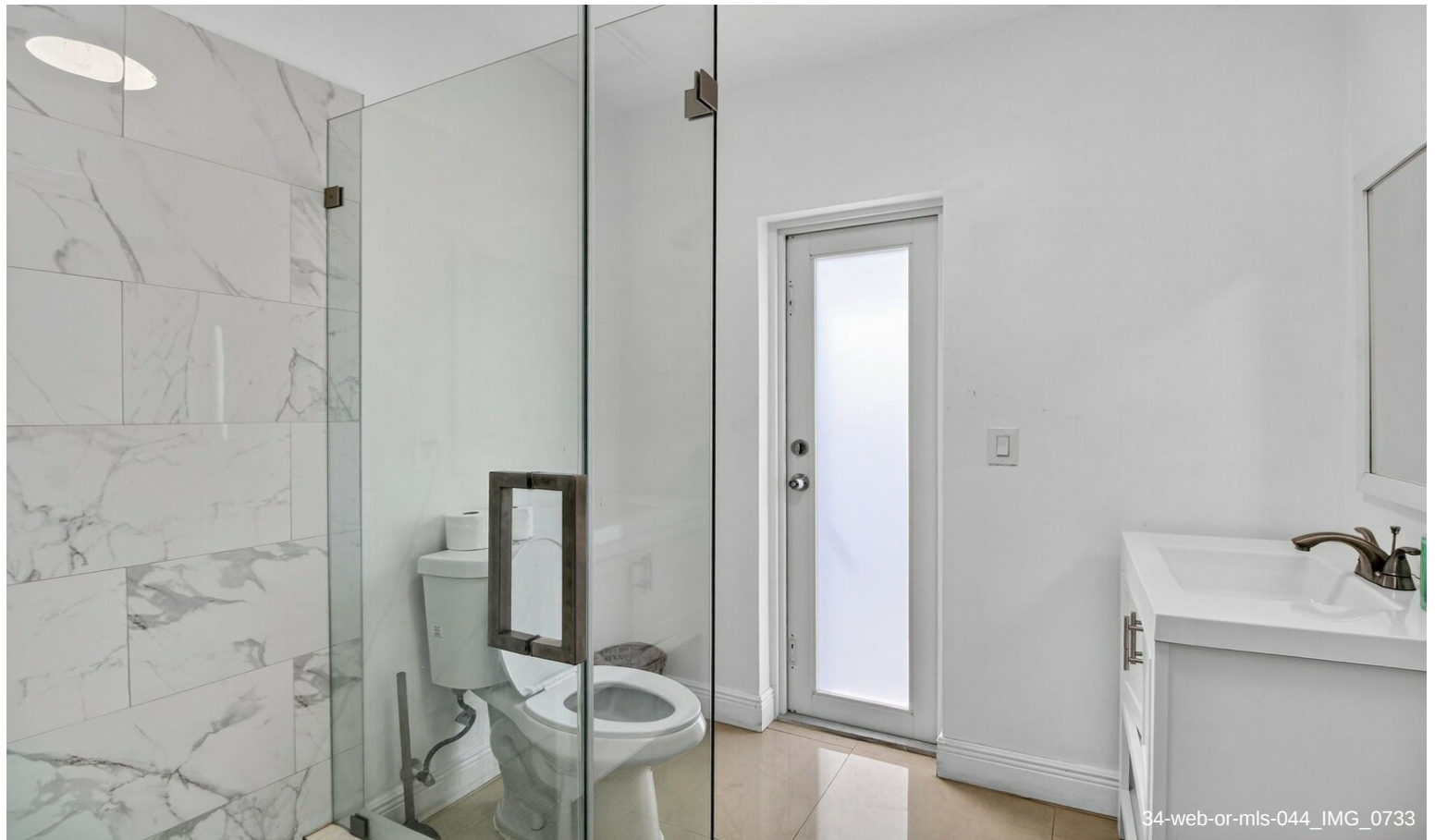
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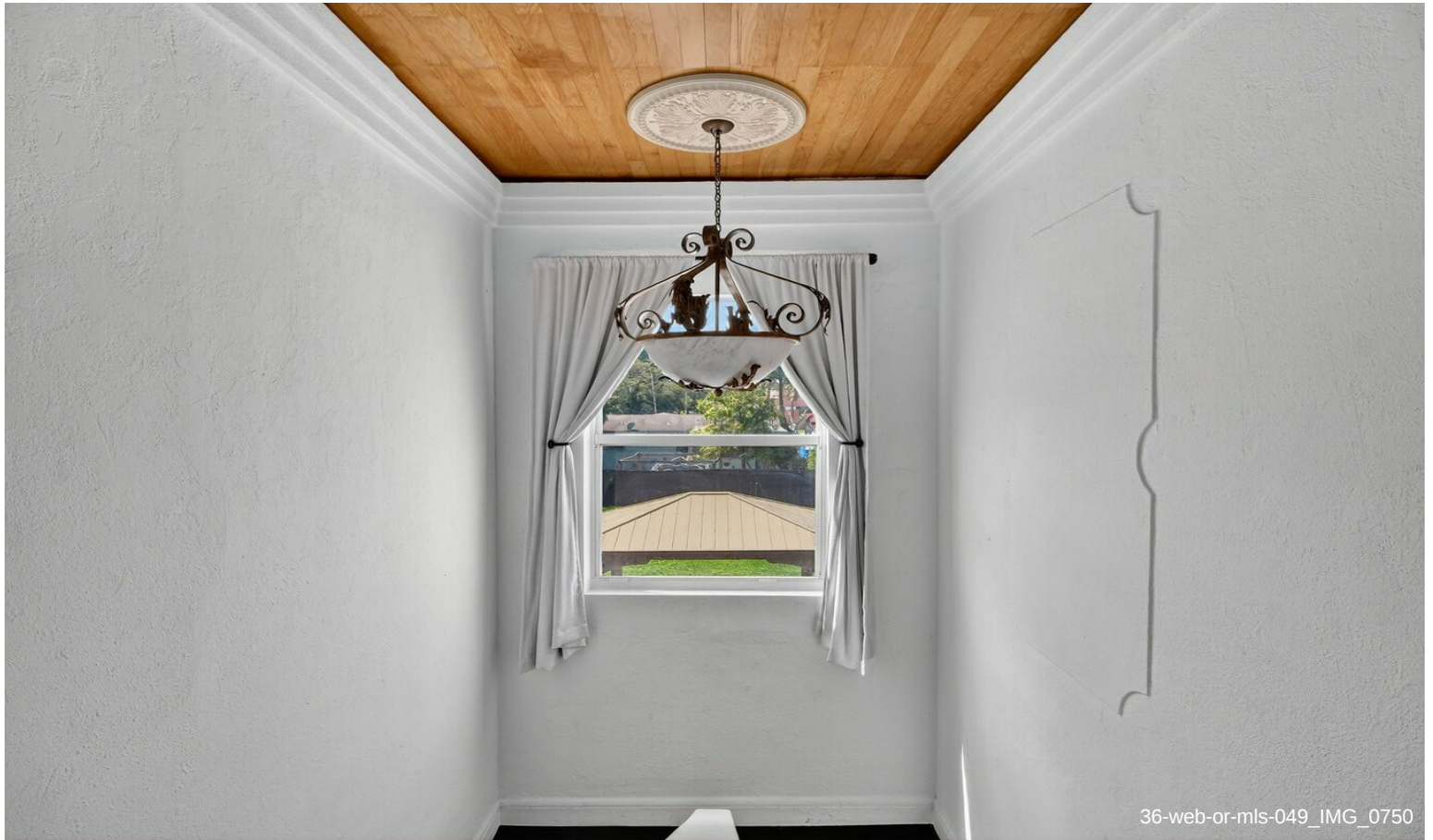
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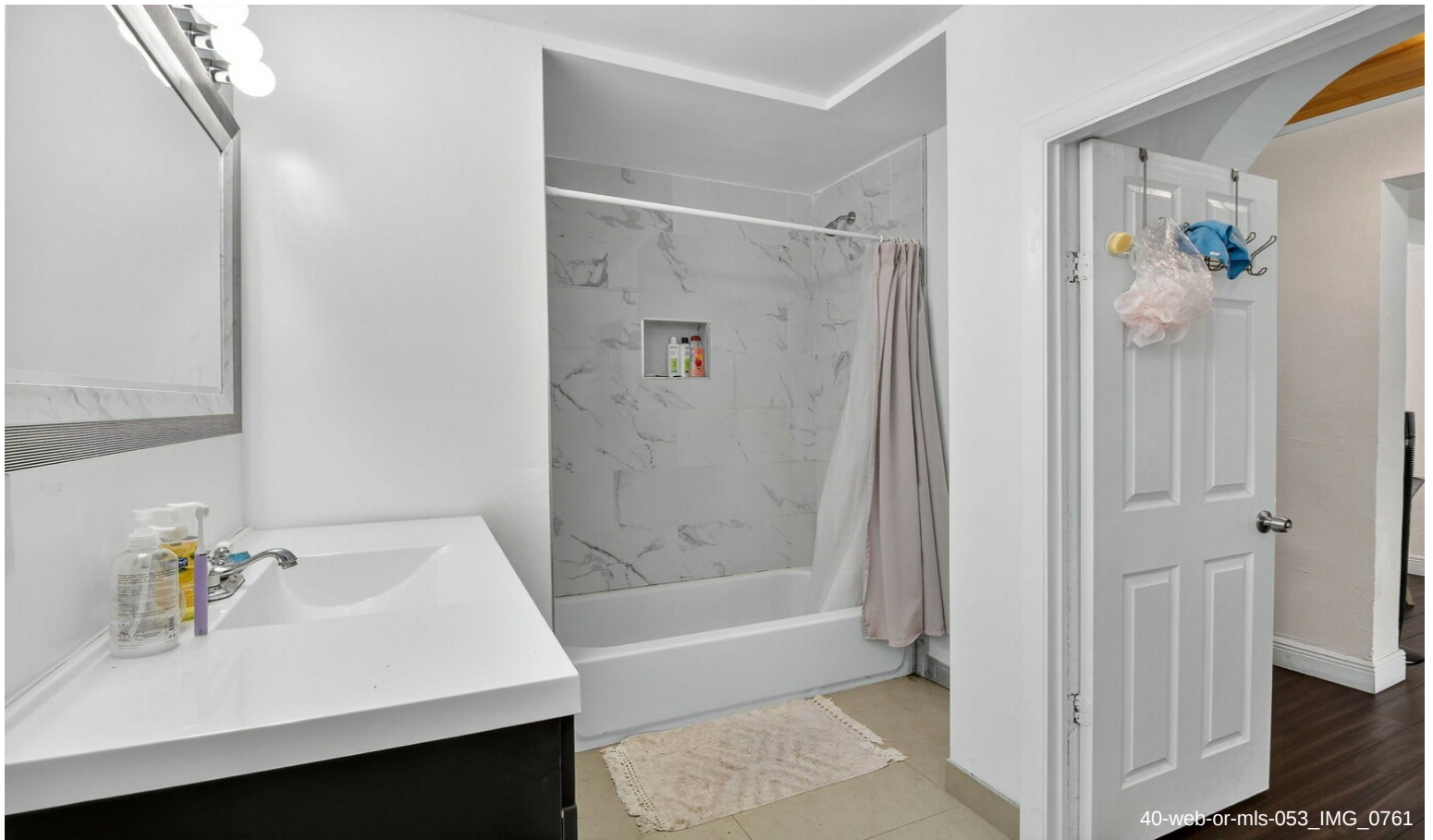


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Property Photos



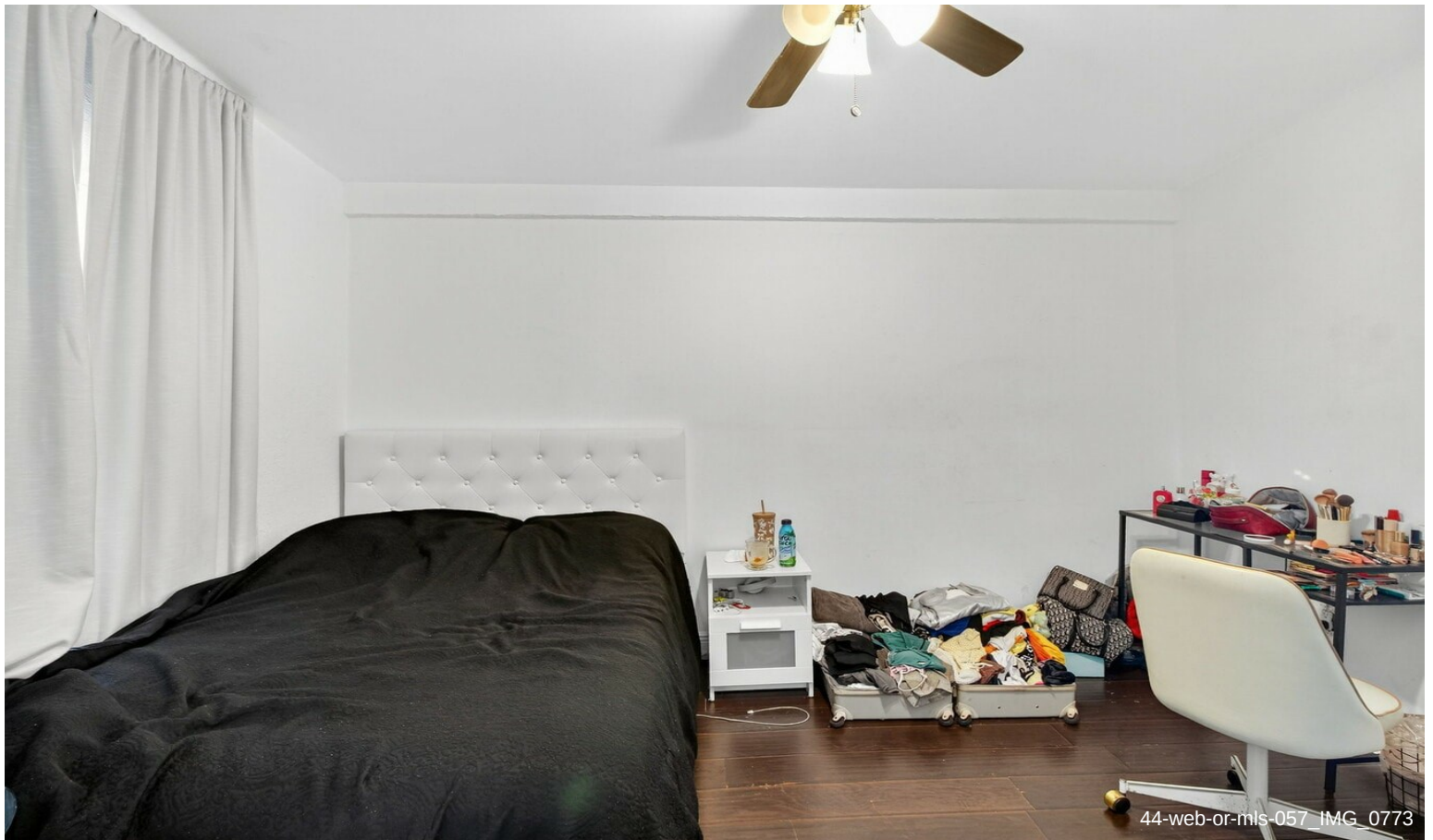
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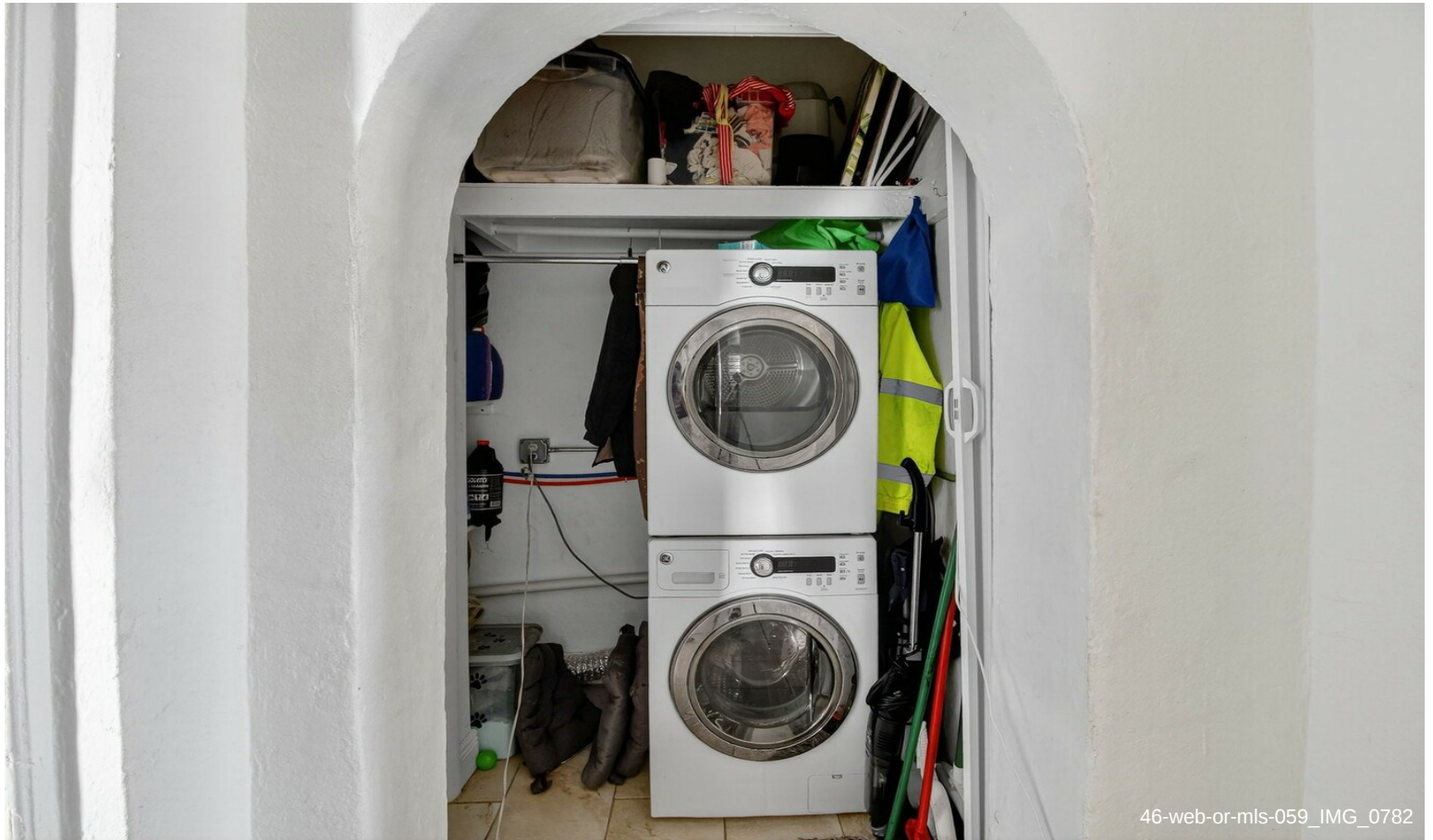
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