



FOR SALE

1924 SW 9 STREET - LITTLE HAVANA
5 UNITS MULTI-FAMILY



EXECUTIVE SUMMARY



BZG International is pleased to present this exceptional opportunity at 1924 SW 9th Street. Prime Multifamily Investment in the Heart of Little Havana situated on a 7,645 SF lot.

Fully leased 5-unit multifamily property generating a strong \$12,050 in gross monthly income, delivering immediate cash flow. Located just steps from Calle Ocho (8th Street), this property is surrounded by world-famous restaurants, cafes, and cultural landmarks, offering unmatched walkability in the heart of Little Havana.

With stable tenants already in place, this is a true turnkey income-producing asset in one of Miami's most dynamic and historically rich neighborhoods, the perfect blend of location, steady income, and long-term upside.

PROPERTY HIGHLIGHTS

PRICE: \$1,685,000

PROPERTY TYPE: MULTI-FAMILY

SIZE: 5,367 SF

LOT SIZE: 7,645 SF

UNITS: 5

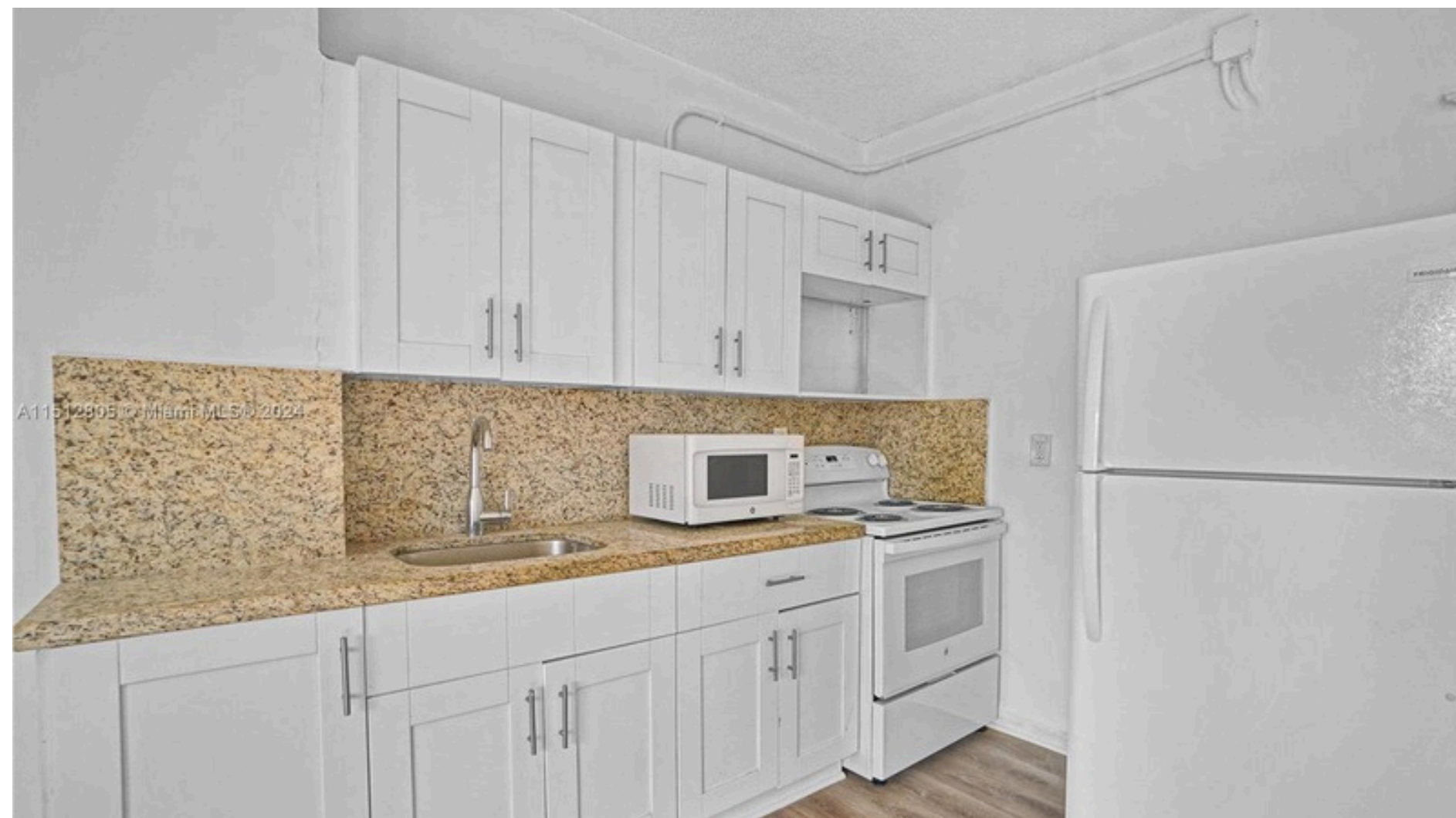
ZONING: T30

PARKING: ON SITE/STREET

YEAR BUILT: 1925

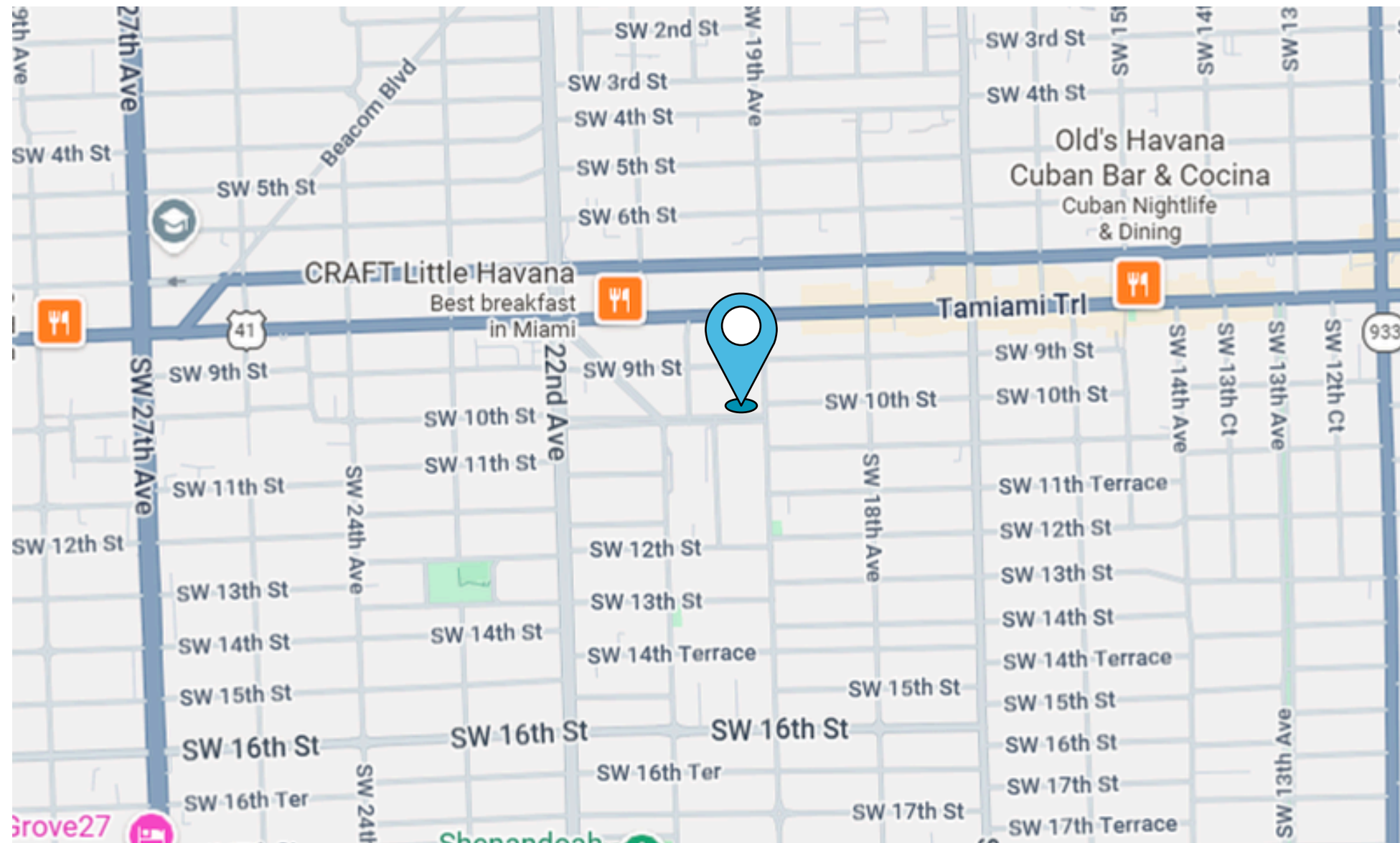
CONDITION: UPDATED







NEIGHBORHOOD



Experience the Best of Little Havana Living with this Exceptional Investment Opportunity Located in the heart of Little Havana, this property is just steps from the lively Calle Ocho (8th Street) corridor, surrounded by world-famous restaurants, authentic cafés, vibrant nightlife, and cultural landmarks. Residents and visitors alike enjoy a unique blend of history, tradition, and modern energy, making this one of Miami's most iconic and sought-after neighborhoods. This prime location offers the perfect balance of convenience, culture, and a dynamic lifestyle, ensuring strong long-term appeal for both residents and investors

FINANCIALS




1924 SW 9 STREET - Financials						
Income			Expenses			
	Monthly	Annually		Monthly	Annually	
Unit 1	\$3,000.00	\$36,000.00	Waste	\$350.00	\$4,200.00	
Unit 2	\$3,100.00	\$37,200.00	Water / Sewer	\$280.00	\$3,360.00	
Unit 3	\$1,600.00	\$19,200.00	FPL	\$0.00	\$0.00	
Unit 4	\$2,350.00	\$28,200.00	Maintenance	\$500.00	\$6,000.00	
Unit 5	\$2,000.00	\$24,000.00	Taxes	\$1,484.42	\$17,813.00	
Total	\$12,050.00	\$144,600.00	Insurance	\$1,156.58	\$13,879.00	
			Total		\$45,252.00	
GRI	\$144,600.00					
NOI	\$99,348.00					

CONTACT

bzginternational.com



UCCIO ZECHINNI

 305.796.2271

 uccio@bzginternational.com

DISCLAIMER

This Offering Memorandum, crafted by **BZG International**. Is intended for exclusive use by a limited audience and is sourced from reliable channels, though not independently verified. While efforts are made to ensure accuracy, no guarantees are provided. It is the recipient's responsibility to verify information independently. Forecasts are based on assumptions and subject to change. **BZG International** and the Owner disclaim liability for inaccuracies and make no promises regarding future property performance. Past outcomes do not guarantee future results. This document does not imply that no changes have occurred since preparation. Additional details and inspection opportunities are available upon request. The Owner reserves the right to reject any offers. Legal commitments are contingent upon Owner approval and formal execution of agreements.