

INVESTMENT OVERVIEW

The Thomas Team of Marcus & Millichap is pleased to present Ocean 18 Lofts, a 18-unit multifamily property located at 924 Marseille Drive in Miami Beach, Florida.

SUBJECT PROPERTY

Ocean 18 Lofts is a three-story, 18-unit multifamily property originally constructed in 1926 and extensively renovated in 2023. The building is of concrete block construction with a painted stucco exterior and flat roof. The property contains approximately 11,437 square feet of gross building area and 10,625 square feet of gross leasable area, situated on a 9,375-square-foot lot, according to the Miami-Dade County Property Appraiser.

The unit mix consists of eleven (11) studio apartments, four (4) one-bedroom/one-bathroom units, and three (3) one-bedroom/one-bathroom + den units. Units feature wall air conditioning, updated interiors, and modern finishes, with on-site laundry available for tenant convenience. Utilities include city water and sewer paid by ownership, while electric service is individually metered and paid by tenants.

LOCATION

Ocean 18 Lofts is located in the Normandy Isles neighborhood of Miami Beach, a centrally positioned residential enclave offering convenient access to beaches, parks, and key commercial corridors. The property benefits from close proximity to Normandy Drive, 71st Street, and Collins Avenue (State Road A1A), providing efficient connectivity throughout Miami Beach and to mainland Miami.

Surrounding area retailers and points of interest include Fairway Park (0.3 miles), Navarro Discount Pharmacy (0.3 miles), Miami Beach Tennis Center (0.4 miles), North Shore Park & Youth Center (0.5 miles), Miami Beach Bandshell (0.7 miles), the Carillon Hotel & Spa (0.7 miles), Walgreens (0.8 miles), Normandy Isle Park & Pool (0.8 miles), Ocean Terrace Public Beach (0.9 miles), Publix Super Market at North Shore (0.9 miles), Starbucks (0.9 miles), BurgerFi (0.9 miles), Normandy Shores Golf Club (1.4 miles), and North Beach Oceanside Park (1.4 miles). Miami International Airport is approximately 12.6 miles from the property.

Nearby educational facilities include Biscayne Beach Elementary School (0.7 miles), Yeshiva Elementary School (0.9 miles), Miami Beach Nautilus Middle School (3.8 miles), and Miami Beach Senior High School (4.9 miles).

SUMMARY

Ocean 18 Lofts is offered for sale at \$4,050,000, representing \$225,000 per unit.



**18
UNITS**



**RENOVATED IN
2023**



**11,437
SQURE FEET**



**ON-SITE
LAUNDRY**



**\$124,318
AHI
(3 MILES)**



**4.55%
POPULATION GROWTH
SINCE 2010**

INVESTMENT SUMMARY

THE OFFERING

Property Name	Ocean 18 Lofts
Property Address	924 Marseille Drive, Miami Beach, FL 33141
Assessor's Parcel #	02-3210-013-0310
Zoning	RM-1

SITE DESCRIPTION

Number of Units	18
Number of Buildings	1
Number of Stories	3
Year Built/Renovated	1926/2023
Gross Building Area	11,437 Square Feet (*MDPA)
Gross Leasable Area	10,625 Square Feet (*PBPA)
Lot Size	9,375 Square Feet (*MDPA)
Type of Ownership	Fee Simple

UTILITIES

Water (Sewer)	City of Miami Beach - 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