



## 315 NAVARRE AVE, CORAL GABLES, FL 33134

### 9 UNIT BUILDING

Fausto Commercial Realty proudly presents 315 Navarre Avenue, a prime multifamily investment in the heart of Coral Gables.

This 9-unit building totals 9,702 SF of living area on a highly desirable Coral Gables street, just steps from Miracle Mile and across from the brand-new Sofia Coral Gables luxury apartments. Sitting on a 1927-built structure with classic Coral Gables charm, this property provides both immediate income and long-term redevelopment potential.

With a price of \$3,500,000, 315 Navarre offers investors the rare opportunity to own a stabilized asset in one of South Florida's most supply-constrained and walkable neighborhoods. Surrounded by high-end retail, dining, and residential developments, the location ensures strong tenant demand and rental upside.

The MF2 zoning enhances the long-term value, with significant redevelopment potential in a market where multifamily land trades at premium pricing. Whether held for steady cash flow or positioned for future assemblage and redevelopment, 315 Navarre is a rare Coral Gables opportunity with durable income and built-in appreciation.



### PRICE: \$3,500,000

Living Area: 9,702 SF

Yr Construction: 1927

Zoning - MF2

|                    |                    |
|--------------------|--------------------|
| <b>TAXES</b>       | <b>\$41,455.10</b> |
| <b>LANDSCAPING</b> | <b>\$2,400</b>     |
| <b>WATER</b>       | <b>\$5,435.39</b>  |
| <b>TRASH</b>       | <b>\$7,021.65</b>  |
| <b>INSURANCE</b>   | <b>\$29,748.00</b> |
| <b>ELECTRIC</b>    | <b>\$1,357.41</b>  |
| <b>TOTAL</b>       | <b>\$87,417.55</b> |

|               |                     |
|---------------|---------------------|
| <b>INCOME</b> | <b>\$246,475</b>    |
| <b>NOI</b>    | <b>\$159,057.45</b> |

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