



FOR SALE

545 MICHIGAN AVENUE
MIAMI BEACH, FL 33139

**8-UNIT RENOVATED AND FURNISHED
SOUTH BEACH APARTMENT BUILDING**

STL
COMMERCIAL

OVERVIEW

545 Michigan Avenue is an 8-unit apartment building located in the heart of South Beach and on the border of the prestigious South of Fifth neighborhood. This property contains a mix of four (4) studio apartments and four (4) 2 bedroom 2 bathroom apartments. The units are newly renovated and furnished, making them poised for strong and immediate rental income.

The property is optimized for both short-term and long-term rentals. 30-day minimum monthly rentals are allowed. The Commercial General Mixed-Use (CPS-2) zoning allows for more flexible occupancy options.

The property is in a prime location in South Beach's historic Art Deco District nearby Miami Beach's best bars, restaurants, hotels, parks, and beaches. One block from the South of Fifth border. Two blocks from Alton Road. Three blocks from Washington Avenue. Four Blocks from Collins Avenue. Five blocks from the beach and Ocean Drive.

SITE SUMMARY

BUILDING SIZE: 5,466 SF

RENTABLE AREA: 4,848 SF

LOT SIZE: 7,000 SF

TOTAL UNITS: 8

YEAR OF CONSTRUCTION: 1939

ZONING: C-PS2

HIGHLIGHTS

- RENOVATED AND FULLY FURNISHED UNITS
- PRIME SOUTH BEACH LOCATION - HIGH DEMAND AREA
- ANNUAL LEASES
- FLEXIBLE ZONING
- DIRECTLY NEXT TO A THRIVING COMMERCIAL AREA WITH MANY SHOPS AND BUSINESSES
- DIRECT PROXIMITY TO MACARTHUR CAUSEWAY & ALTON RD.



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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

UNIT MIX

Unit Mix		
Unit Type	Units	Size (SF)
Studio	4	500
2 Bed 2 Bath	4	700

Rent Roll		
	Apt Type	Rent
Apt #1	2 bedroom	\$2,700
Apt #2	2 bedroom	\$2,900
Apt #3	2 bedroom	\$2,900
Apt #4	2 bedroom	\$2,700
Apt #5	Studio	\$2,100
Apt #6	Studio	\$2,100
Apt #7	Studio	\$2,100
Apt #8	Studio	\$2,000

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LOCATION MAP

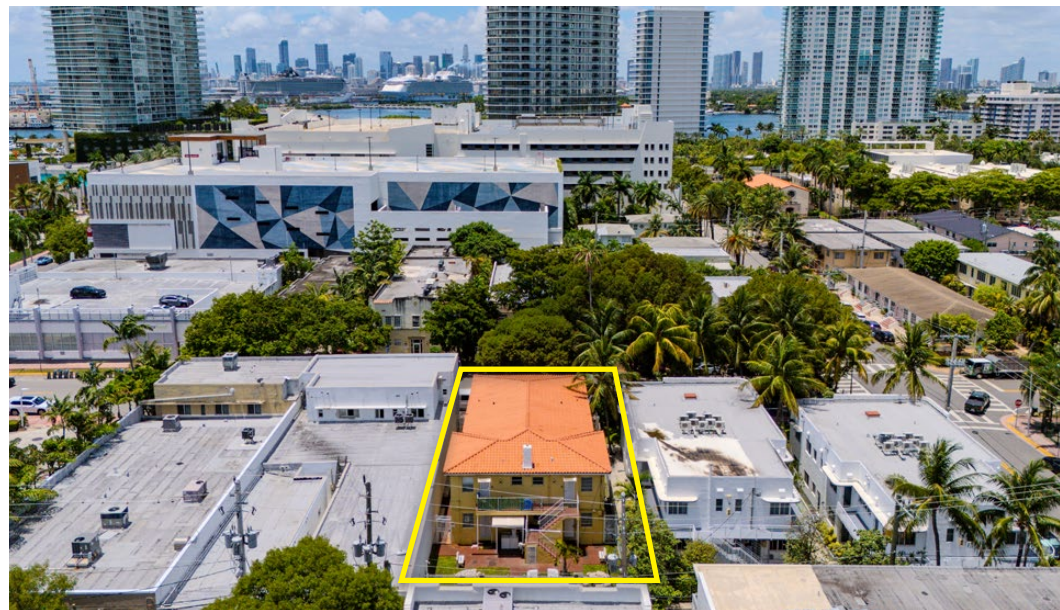
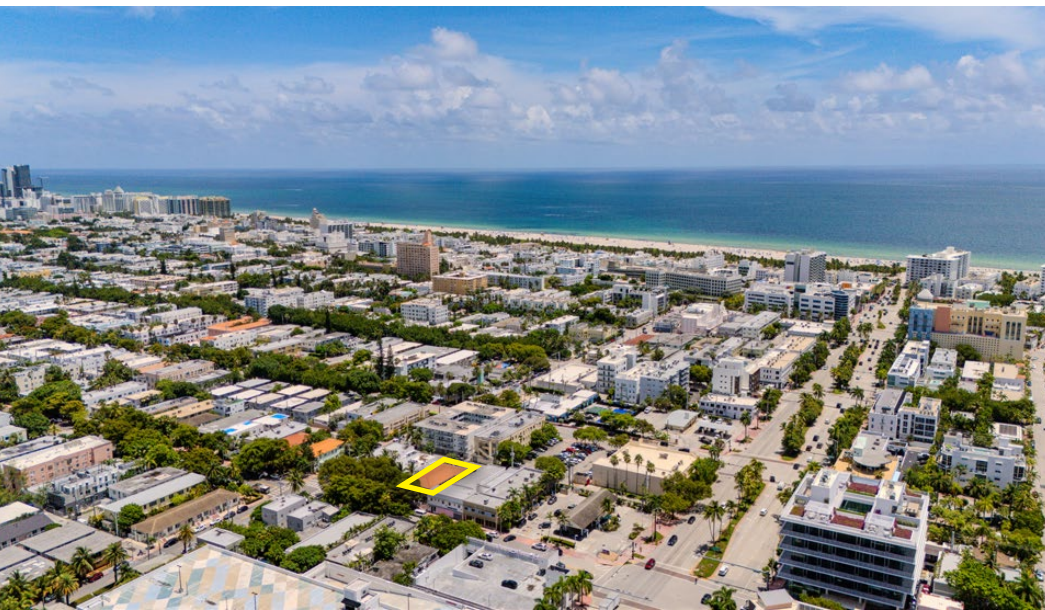


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AERIAL PHOTOS



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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STUDIO UNIT PHOTOS

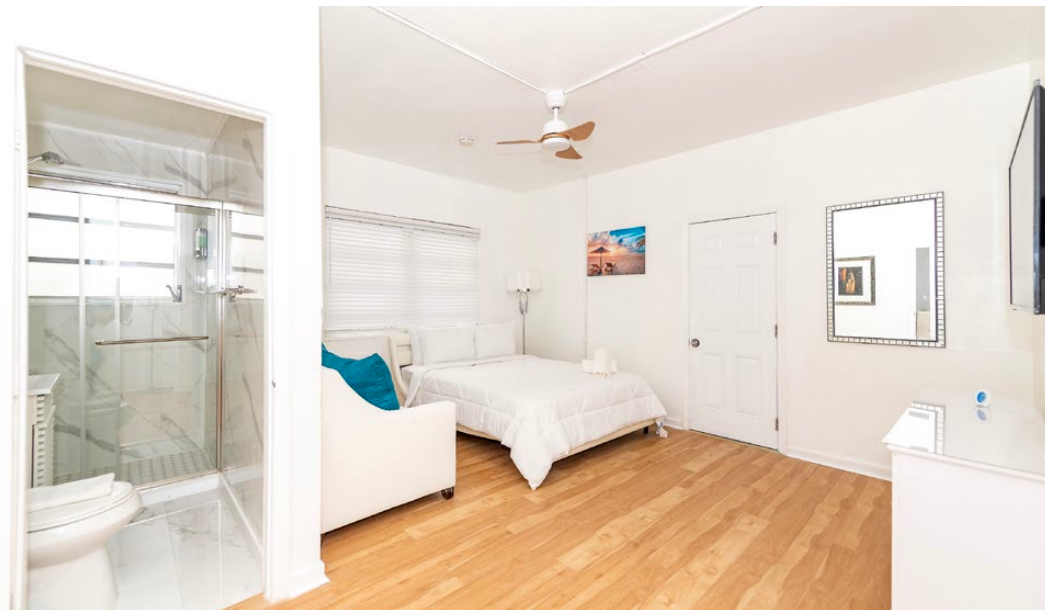


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TWO BEDROOM UNIT PHOTOS



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