

INVESTMENT OVERVIEW

The Thomas Team of Marcus & Millichap is pleased to present 17031 Northeast 21st Avenue in North Miami Beach, a multifamily property comprised of 16 units.

SUBJECT PROPERTY

17031 Northeast 21st Avenue was constructed in 1961 of concrete block and painted stucco with a flat roof. The building totals 10,778 square feet on a 15,000-square-foot lot, according to the Miami-Dade County Property Appraiser. The unit mix consists of (9) one-bedroom/one-bathroom apartments, (3) two-bedroom/one-bathroom apartments and (4) two-bedroom/two-bathroom apartments. Units feature ceramic tile or vinyl, wood-plank flooring, electric appliances and wall air conditioning units. Common area amenities include a fenced courtyard and pool, as well as community laundry room.

LOCATION

17031 Northeast 21st Avenue is located in North Miami Beach, Florida, with convenient access to Federal Highway (US-1) and Biscayne Boulevard, placing residents near major employment corridors and a dense concentration of retail, dining, and entertainment options. The surrounding 3-mile area reports an average household income of \$93,788 and population growth of 7.84% since 2010. Residents benefit from walkable access to Greynolds Park and Greynolds Golf Course, with close proximity to Aventura Mall, Sunny Isles Beach, Haulover Beach, and numerous national retailers and restaurants.

Surrounding retailers and points of interest include Julius Littman Performing Arts Theater (0.3 miles), North Miami Beach Police Department (0.4 miles), Victory Park Pool (0.4 miles), Judge Arthur Snyder Tennis Center (0.5 miles), Greynolds Park / Greynolds Golf Course (0.7 miles), Houston's (0.7 miles), Morton's The Steakhouse (0.8 miles), P.F. Chang's (0.8 miles), Plum Market (1.0 miles), The Vitamin Shoppe/BurgerFi/Panera Bread (1.2 miles), Fresh Market (1.3 miles), Dick's Sporting Goods (1.4 miles) and Walgreens Pharmacy (1.6 miles). Additionally, just a short drive from the property is the Brightline Station (Aventura) (2.2 miles), Aventura Mall (2.2 miles), and Fort Lauderdale-Hollywood International Airport (14.2 miles).

Nearby educational facilities include North Miami Beach High School (1.4 miles), John F. Kennedy Middle School (1.6 miles), Saint Lawrence Elementary School (1.7 miles), and Scheck Hillel Community School K-12 (1.8 miles).

SUMMARY

17031 Northeast 21st Avenue is being offered for sale at \$3,360,000 or \$210,000 per unit.



**16
UNITS**



**1961
YEAR BUILT**



**10,778
SQURE FEET**



**ON-SITE
LAUNDRY**



**\$93,788
AVG HOUSEHOLD INCOME
(3 MILES)**



**7.84%
POPULATION GROWTH
SINCE 2010**

INVESTMENT SUMMARY

THE OFFERING

Property Address	17031 Northeast 21st Avenue, North Miami Beach, FL 33162
Assessor's Parcel #	07-2209-006-0510
Zoning	RM-23

SITE DESCRIPTION

Number of Units	16
Number of Buildings	1
Number of Stories	2
Year Built	1961
Gross Building Area	10,778 Square Feet (*MDPA)
Lot Size	15,000 Square Feet (*MDPA)
Type of Ownership	Fee Simple

UTILITIES

Water (Sewer)	City of North 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

