





Multi-Family Income

14501 NE 14th Ave

MIAMI, FL 33161-2603

ML#: A11878833 **List Price:** \$1,596,000

Rng Price: LLP: Status: Active Short Sale: No REO: No

STTN01 /Stratton Real Estate Listing Brkr:

County: Miami-Dade County

Area: Auction: 22

Geo Area:

Legal: *ARCH CREEK ESTS PB 46-73 LOT 110 LOT SIZE 27351 SQ FT

×5700

OR 13145-1203 1286 1

Total Units: # Stories: 1.0 SqFt (Liv): ×3,900 **Tot SqFt: x**4,324

SqFt (Adj): 4,006 Bld Ar/Src:

Year Built: 1989/Effective Year Built

Virtual Tour: Click Here

Recent: 09/16/2025: New: CSL->A

Location Information

Folio#: ×3022200022530 Parcel #: 2530 Municipal Code: 30 Town/Range: 22

Section: 20 Subdivision #: Map Coord: Zoning: **Model Name:**

Subdivision: ***ARCH CREEK ESTS Development:**

General Information

Type Property: Co Lnd Code: Fourplex

SS Addend: Style: **I04-Fourplex**

Pool:

Style 2: Detached

Appr Lot Size:

Lot Desc: 1/2 To Less Than 3/4 Acre Lot

Waterfront: Nο Water Access:

Boat Services:

Water Frontage: Spa:

CBS Construction Construction: **Roof Desc:** Shingle Roof

Floor: Ceramic Floor, Tile Floors

Remarks

Remarks: Turnkey legal 4-unit (10 Bedroom 8 Bath) multifamily on a 27,351 SF Double corner lot in an Opportunity Zone

Nο

and eligible under the Live Local Act. Two detached duplexes (1990), each with a 2/2 and 3/2 — all fully fenced and renovated with impact windows, quartz kitchens, and modern finishes. Tenants pay all utilities 4 electric + 4 water meters, large units grossing \$11,525/mo (\$138,300/yr) a true 7.1% cap rate. Located just 13 min to Sunny Isles Beach, 20 min to Aventura Mall, and near future Brightline/SMART rail stations. Exit strategies: divide lot in 2 parcels and sell off individually or commercial/multistory redevelopment (buyer to verify). Excellent cash flow,

1031 exchange appeal, and long-term growth in one of Miami's fastest-growing areas.

Driving Directions:

Broker Remarks: Submit all offers via MLS Offers Ask for special lender program for 1% lower interest rate. Showing by

appointment only. Please do not disturb tenants. Fully occupied with strong in-place income. All leases available upon request. Roof was insulated in 2020. Approx. 9 years of life remaining. Zoned R-5 - potential to split into two parcels or redevelop as commercial or multistory MF under Live Local Act (buyer to confirm with city). 2024 taxes

are \$15,081 Open house this weekend - all showings held until then.

Office Remarks:

Units

BD FB HB SF HR Eff MoInc Lse End Prkg Fur Rooms #Unit No No 2 2 0 \$2,625 Leased Space 1 Equipment: Air Conditioning Unit, Dishwasher, Disposal, Dryer, Electric Meter, Refrigerator, Smoke Detector, Washer

No No \$2,625 Leased Equipment: Air Conditioning Unit, Dishwasher, Disposal, Dryer, Electric Meter, Refrigerator, Smoke Detector, Washer/Dryer Hookups

\$3,225 Leased Space 1

Equipment: Air Conditioning Unit, Circuit Breaker, Dishwasher, Disposal, Dryer, Refrigerator, Smoke Detector, Washer

\$3,050 Leased Space

Equipment: Air Conditioning Unit, Circuit Breaker, Dishwasher, Disposal, Dryer, Refrigerator, Washer

Additional Information

Sep Mtr: Cable: Yes # Prk: 16

Rent Includes: Other Rent Incl

Window Treat: Exterior Feat:

Heating: Central Heat Cooling: Central Cooling

Sprinkler:

Water: Municipal Water

Sewer: Septic Tank

Storm Protect: ADA Compliant: Green Energy:

Financial Information

Assumable: \$/SOH Value: Assessed \$: Total Mortg:

Terms: All Cash, Conventional, FHA, Va

Ceil Fan:

3379585

Call Listing Agent

\$1,596,000

Own Phone:

Occupancy:

Type of Assoc: None

Assoc Fee: Assoc Fee Pd: Flood Zone: ×AE Tax Amount: \$15,081 2024 Owner Agent: Tax Year: No

Tax Info: Tax Reflects City & County Tax

Special Info:

Possession Info: At Closing

Info Available: Other Available Information

Mult Offers: Spec Assess: Yes

Hardship Pkg: PACE:

Income/Expense Information

Gross Rent Inc: \$11,525 Annual NOI: **Annual Tot Exp:**

Expenses Include

RE Tax: Water/Sewer: Insurance: Mgmt: PP Tax: **Electric:** No Trash: Acct/Legal: Adv/Lic/Prm: Janitor: Pool Svc: Lawn Maint: Extermin: Maint/Repair: Replace Resrv: Gas/Oil:

Miscellaneous: Supplies:

Agent/Office Information

Office: STTN01 /Stratton Real Estate Agent Ph: 786-444-8006 Agent: 3379585 /Sebastian Giraldo Agt Ph 2: 786-444-8006 Office Fax: 305-204-2279

Ofc Addr: 3180 Coral Way

Coral Gables, FL 33145

Agent Email: sebastiang@truststratton.com Agent License:

Office Ph: 786-444-8006

CoAgt Email: Owner Name:

AVM: Yes **Blogging:** Yes Addrs on Inet: Contingencies: OK to Advertise: No Yes

Photo Instr: Realtor to Upload Images 1-99

List Type: Exclusive Right to Sell/Rent

Show Instr: 24 Hour Notice, See Broker Remarks, Showing Assist List Date:

Stat Change Dt: 09/16/2025 Prev LP: 09/15/2025

Expire Date: 12/31/2025 Orig LP:

Pending Dt: DOM: Internet: Yes

Withdrn Dt: Closing Dt: **Expct Cise Dt:** Intrnt URL:

Intrnt Rmrks: Turnkey legal 4-unit multifamily on a 27,351 SF Double corner lot in an Opportunity Zone tenants pay all utilities.

\$11,525/mo (\$138,300/yr) 7% cap.

A-Miami Association of REALTORS **Board:**

Prepared By: Sebastian Giraldo Date Printed: 09/24/2025 11:15 AM

* Flood Insurance is Required *

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Photos

14501 NE 14th Ave Miami, FL 33161 \$1,596,000



























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