JUST **LISTED!**

PALMETTO BAY FLATS

14258 SW 88th Ave, Palmetto Bay, FL 33176

INVESTMENT HIGHLIGHTS

- Exceptionally Rare And Lucrative Opportunity To Acquire A Well-Maintained, Value-Add 6-Unit Multifamily Community In The Village Of Palmetto Bay
- Property Consists Of Three Duplexes On Large 0.34 Acre Lot (One Parcel) With Favorable R-TH Zoning For Potential Future Redevelopment
- Some Capital Improvements Include Brand New Septic Tank & Drain Field And Updated PVC Plumbing - Passed All Recertification Inspections
- Most The Units Feature Fully Remodeled Interiors With Modern Kitchens And Bathrooms, Stainless Steel Appliances, Plank Flooring, New Paint, New Bathroom Tile, New Cabinetry & Granite Countertops, Etc.
- All 1 Bed 1 Bath + Den Units Featuring Central Air-Conditioning Throughout And Individual Tankless Water Heaters
- Opportunity To Increase Rents By Almost 27% Long-Term Tenants With Strong Historical Occupancy And Low Turnover Property Holds Active Hotel License
- Extremely Limited Multifamily Supply In Palmetto Bay, Providing Less Volatility In Rental Demand And Lower Risk In Downturns, Making This Asset Attractive For Both Short And Long-Term Holders
- Prime Palmetto Bay Location Within Walking Distance To Restaurants, Retailers, Hospitals/Healthcare Centers, Public Transit Stations (Bus), Schools, And More
- Located East Of US-1 Just Off SW 144th St Giving Tenants Easy Access To Anywhere In Miami-Dade And Beyond Via Florida's Turnpike, The Don Shula Expressway (SR-874), And The Palmetto Expressway (SR-864)

INVESTMENT DETAILS

Price	$1,600,000
Cap Rate	4.20%
NOI	$67,206
Number of Units	6
Building Size	3,539 SF
Price PSF	$451.98
Lot Size	0.34 Acres

FranklinStreet

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