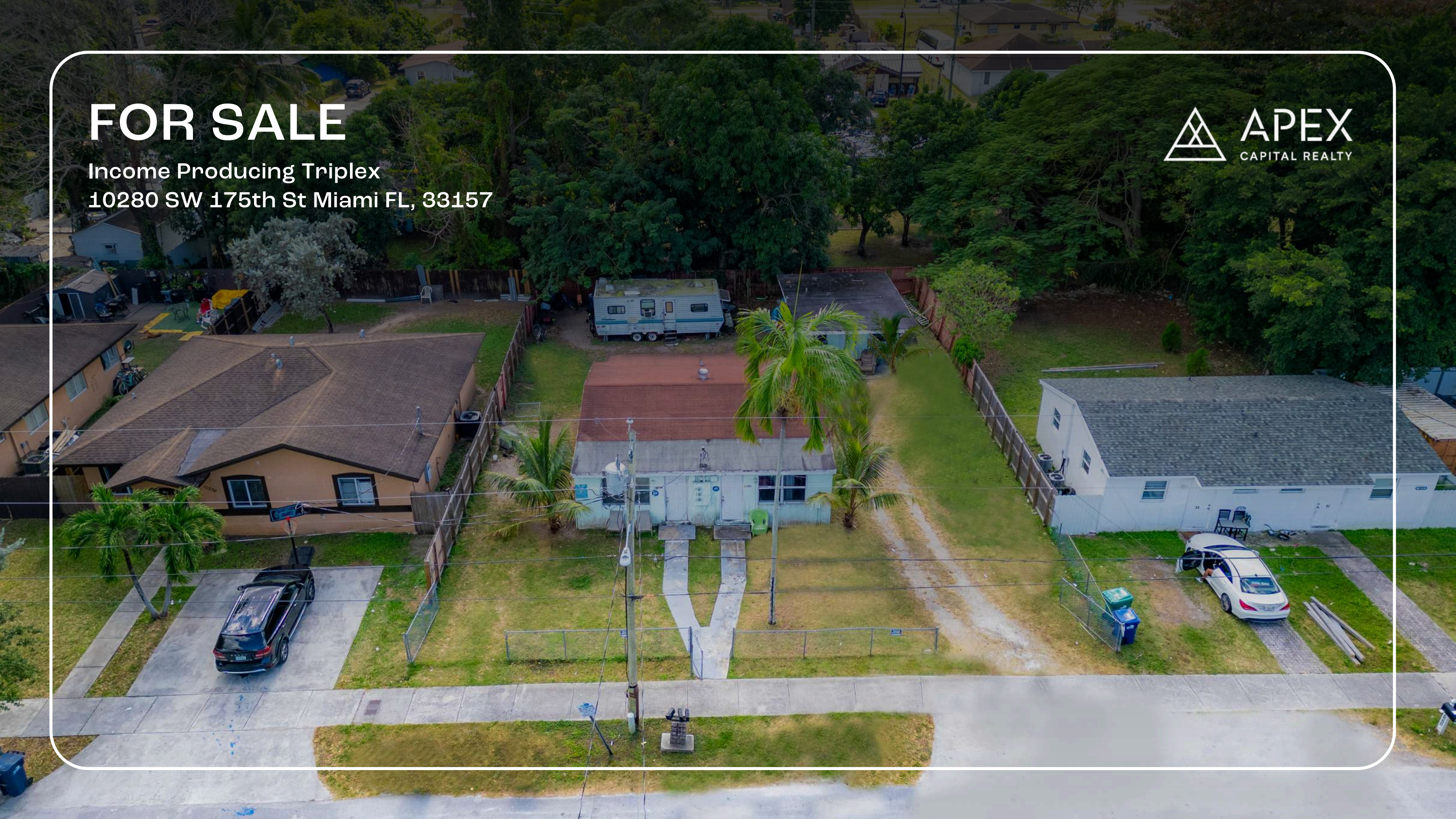


FOR SALE

Income Producing Triplex

10280 SW 175th St Miami FL, 33157



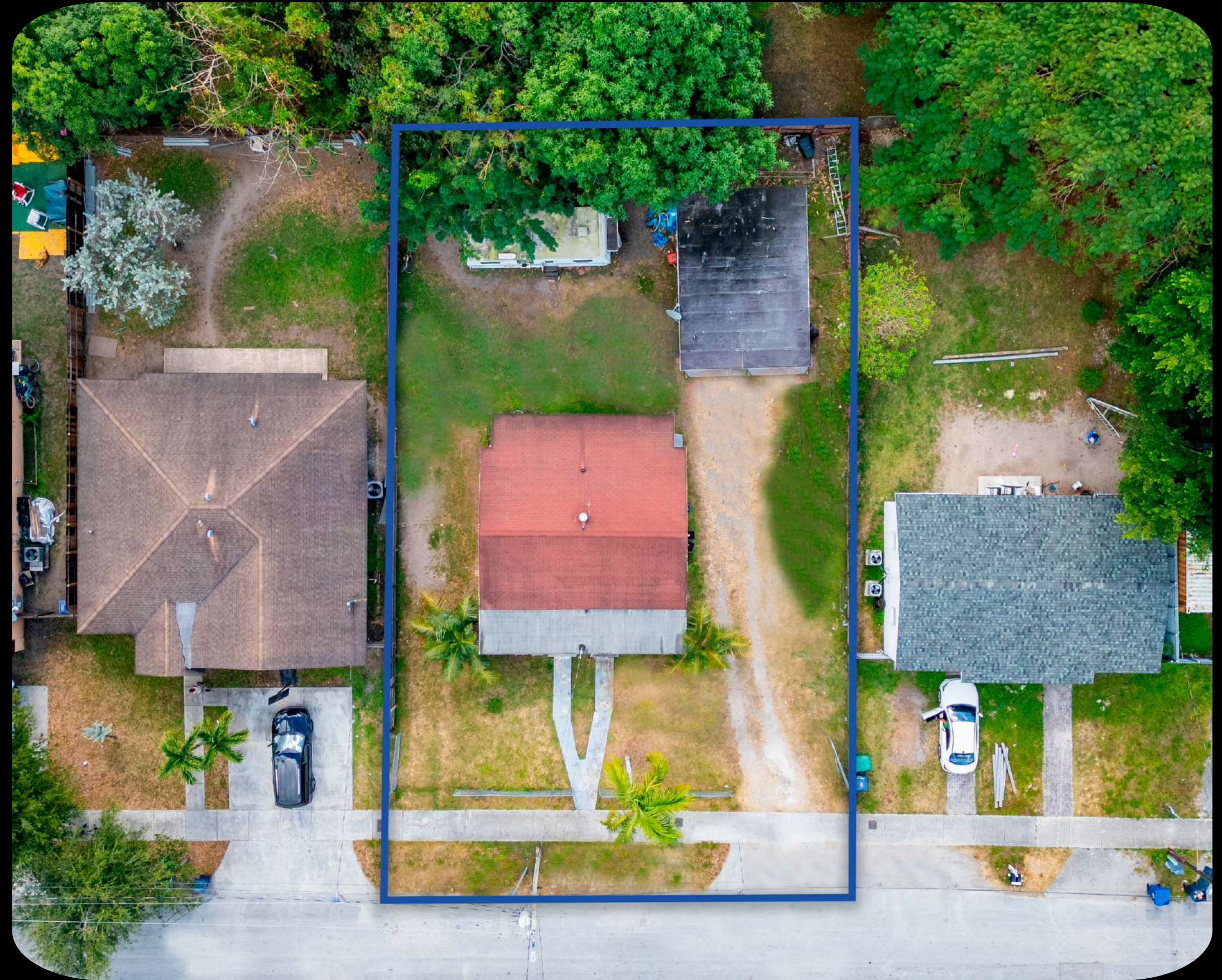
ABOUT APEX

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets.

We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved.

With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



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PROPERTY OVERVIEW

10280 SW 175TH ST MIAMI FL, 33157

Apex Capital Realty is Excited to Present 10280 SW 17th Street, Miami, FL – A Fully Renovated, Income-Producing Duplex with Section 8 Tenants in a Thriving Market
This turnkey investment property offers a rare opportunity to acquire a fully leased duplex generating consistent monthly income in a high-demand Miami neighborhood. With dependable government-backed Section 8 tenants and a history of reliable payments, this property is perfect for investors seeking stable, hassle-free cash flow.

FULLY RENOVATED & FULLY LEASED: ENJOY PEACE OF MIND WITH A LOW-MAINTENANCE, MOVE-IN-READY PROPERTY.

UNIT MIX:

Two 1-Bedroom, 1-Bathroom Units: Each rented at \$1,600/month.



Mother-in-Law Suite: Rented at \$800/month on a month-to-month lease.



Building Size: 1,440 SF



Lot Size: 8,325 SF



Gross Revenue: \$4,000/month or \$48,000/year.



Zoning: UC EDGE - 2 MAX HT 2-9 Units



PROPERTY HIGHLIGHTS

Dependable Income Stream:

This property features two Section 8 tenants, providing guaranteed, on-time payments every month. With rent arriving “like clockwork” on the 1st of the month, this duplex offers financial security and predictable returns.

Prime Location:

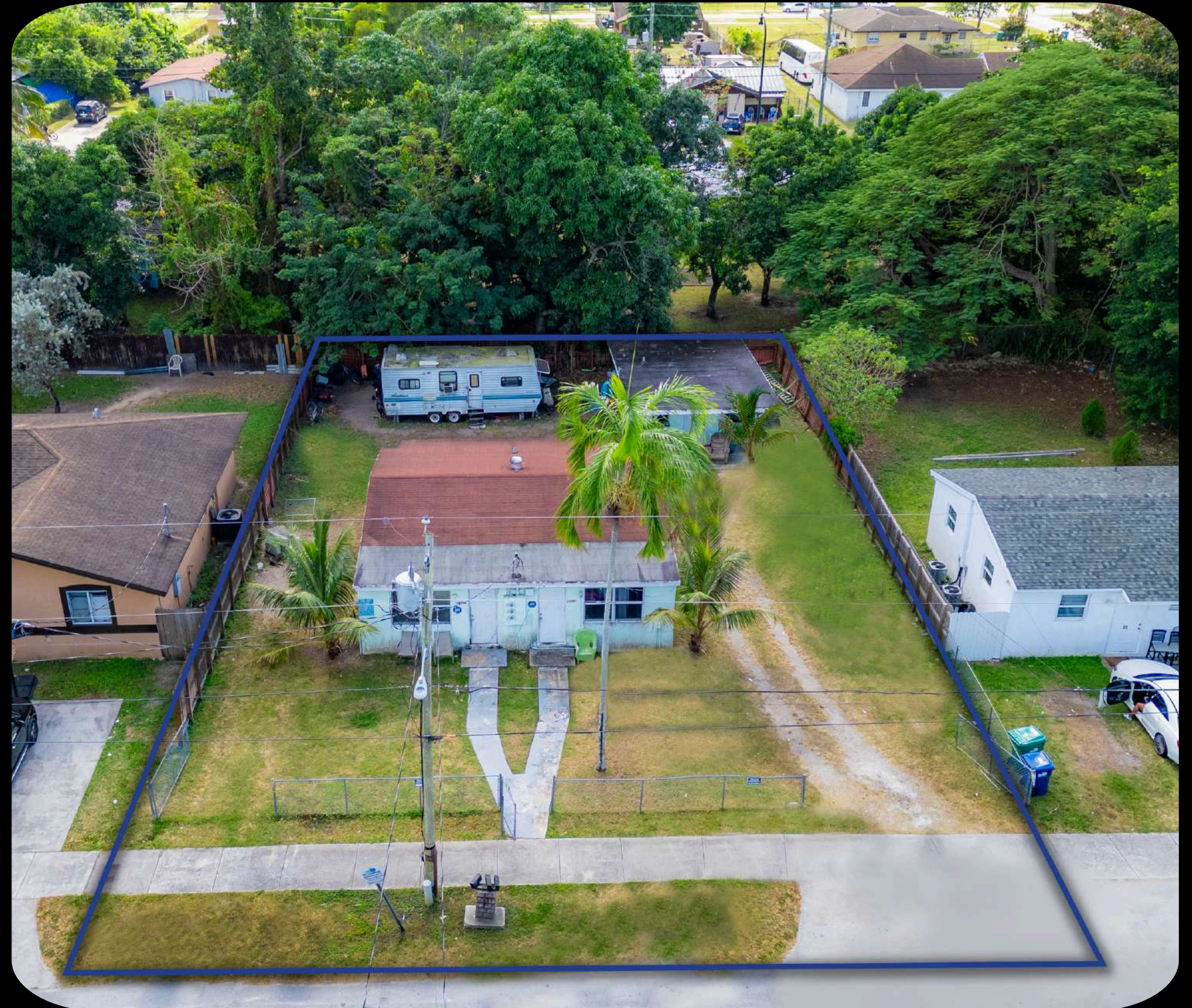
Situated in a desirable Miami neighborhood, 10280 SW 17th Street benefits from proximity to major transit routes, schools, and essential amenities. The property’s central location ensures high tenant demand, making it a strong addition to any portfolio.

Investment Opportunity:

Whether you're a seasoned investor or new to real estate, this duplex combines steady income, low operating costs, and future upside potential in a robust rental market. With rents supported by Section 8 and room for future growth, this is a must-see property for anyone looking to expand their holdings in Miami’s dynamic real estate market.

Don't Miss Out on This Opportunity!

Contact us today for additional details or to schedule a showing. Experience the security of government-backed income and the potential for long-term value with 10280 SW 17th Street.



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NEIGHBORHOOD HIGHLIGHTS



CUTLER BAY: MIAMI'S COASTAL GEM

Small-Town Charm with Big-City Access:

Cutler Bay offers a serene coastal lifestyle while keeping residents connected to the vibrant energy of Miami. With its family-friendly atmosphere, excellent schools, and abundant green spaces, Cutler Bay is a sought-after destination for residents seeking the perfect balance of convenience and tranquility.

Outdoor Enthusiast's Paradise:

From boating in Biscayne Bay to strolling along the trails of Black Point Park & Marina, Cutler Bay boasts endless outdoor activities. The area's natural beauty is complemented by its commitment to preserving the environment, making it an ideal choice for nature lovers.

Dining & Entertainment:

Discover a variety of local eateries and entertainment options. Whether you're savoring fresh seafood at a waterfront restaurant or enjoying community events, Cutler Bay has something for everyone.

Community Spirit:

Cutler Bay is renowned for its strong sense of community. With its annual events, farmer's markets, and festivals, the area fosters a welcoming environment where neighbors connect and families thrive.

Proximity to Downtown Miami:

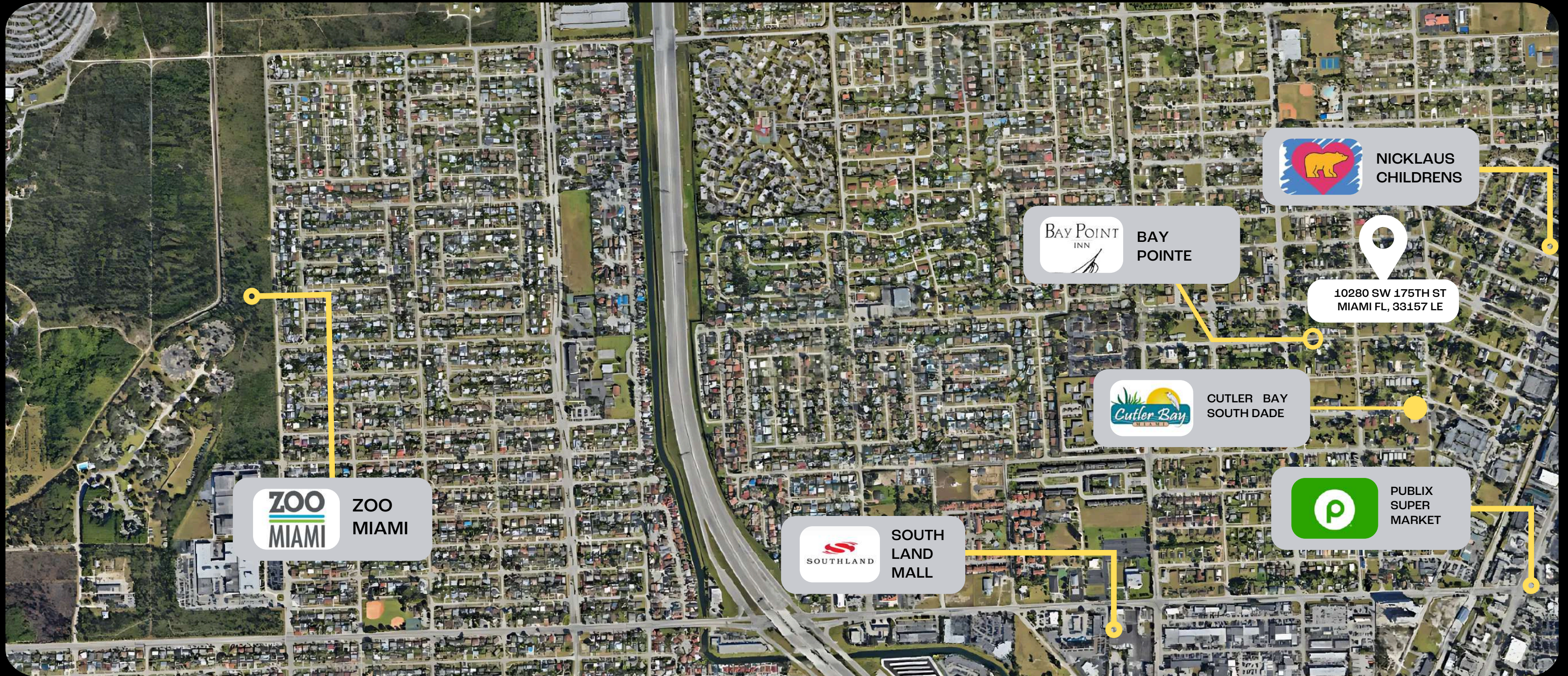
Living in Cutler Bay means being just a short drive from downtown Miami, offering residents easy access to job opportunities, cultural experiences, and urban amenities without sacrificing the comforts of suburban living.



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RETAIL MAP



EAST



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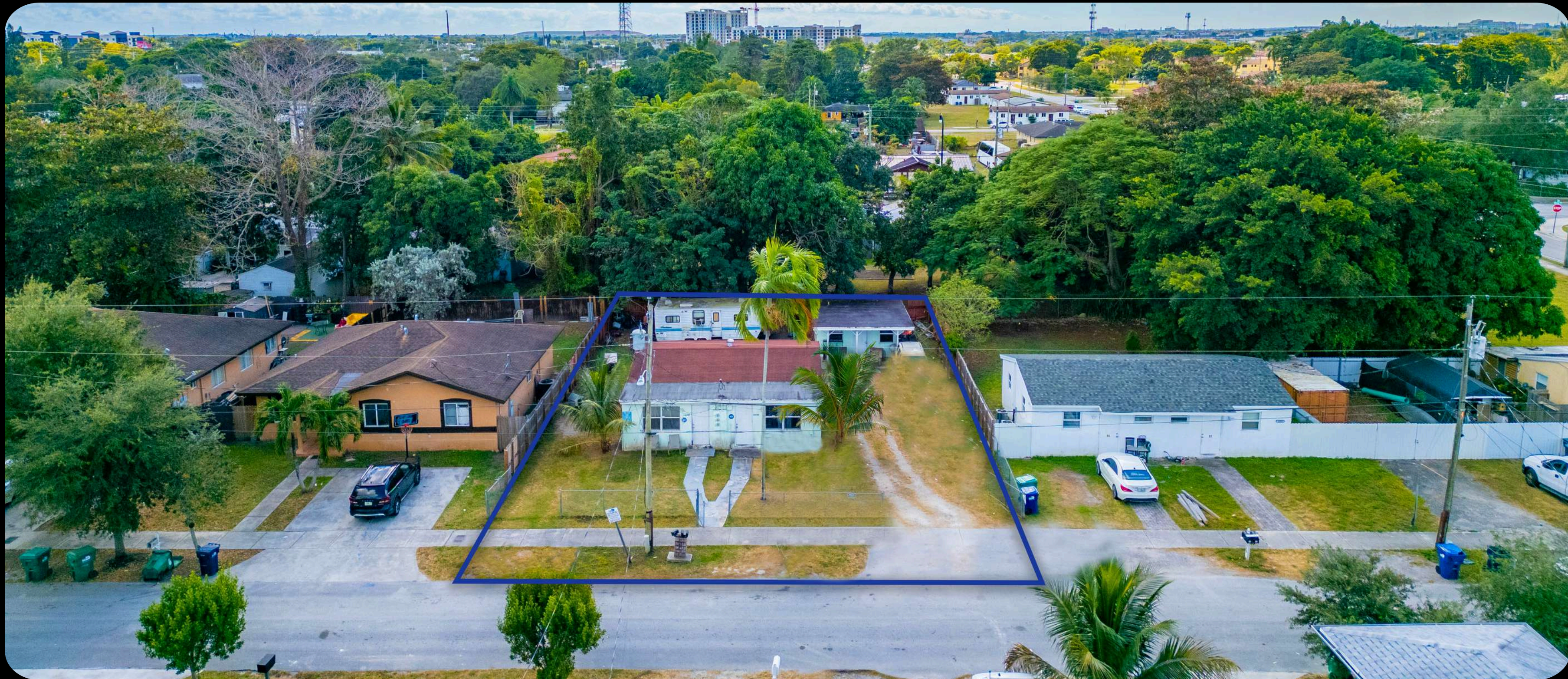
NORTH EAST



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SOUTH



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SOUTH WEST



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