

# SALE

**2014 SW 3 ST MIAMI, FL 33135**

2014 SW 3rd St Miami, FL 33135



**SALE PRICE**

**\$2,700,000**

**Alexis Lizama**  
(305) 409-3045

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER**  
**COMMERCIAL**  
**REALTY**

# SALE

## 2014 SW 3 ST MIAMI, FL 33135

2014 SW 3rd St Miami, FL 33135

Building Name	2014 SW 3 ST Miami, FL 33135
Property Type	Multifamily
Property Subtype	Low-Rise/Garden
APN	01-4103-014-2040
Building Size	7,566 SF
Lot Size	9250 SF
Year Built	1971
Year Last Renovated	2024
Number of Floors	3
Average Floor Size	800 SF
Number of Buildings	1

9-unit apartment building, all units are 2-bedrooms 1-bathroom, approximately 780 sq,ft each. 6-units having a private balcony, Immaculate maintained property, gated parking on both sides of the property with a total of 9 parking spaces, plus additional public parking, all units are equipped with central air conditioner. Laundry facility on site for tenant, with newer equipment.

3-units are fully renovated. Both renovated and unrenovated units are renting below market averages. Market rents for the area for 2/1's range between \$2400-\$2500.

The renovated units are equipped with the Finest of Materials. New Kitchen with White Wood Shaker Cabinets, Beautiful Quartz Countertops and Hexagon Glass Tile Backsplash, with Brand New Stainless Steel Appliances porcelain Tiles throughout the Apartment , new Bathroom with all new Porcelain non slip tiles, Lighted Mirror, New



- Great location Little Havana neighborhood.
- Centrally located close proximity to great schools, entertainment, and employment.
- 6-A/C have been replaced within the last few years.
- 40-year recertification that was completed on 4/29/2021.
- With an average effective rent of \$1,944, an investor has the opportunity to increase rental rates by 28% to be competitive within the market as units turn.
- Stabilized asset boasting 100% occupancy, generates a stable income, with minimal deferred maintenance.
- New rain gutters, wireless camera system, electric gate, wash, & dryer are newer, built 1971 cbs-concrete block and stucco construction.

**Alexis Lizama**  
(305) 409-3045



# SALE

## 2014 SW 3 ST MIAMI, FL 33135

2014 SW 3rd St Miami, FL 33135



### PROPERTY DESCRIPTION

9-unit apartment building, all units are 2-bedrooms 1-bathroom, approximately 780 sq,ft each. 6-units having a private balcony, Immaculate maintained property, gated parking on both sides of the property with a total of 9 parking spaces, plus additional public parking, all units are equipped with central air conditioner. Laundry facility on site for tenant, with newer equipment.

3-units are fully renovated. Both renovated and unrenovated units are renting below market averages. Market rents for the area for 2/1's range between \$2400-\$2500.

The renovated units are equipped with the Finest of Materials. New Kitchen with White Wood Shaker Cabinets, Beautiful Quartz Countertops and Hexagon Glass Tile Backsplash, with Brand New Stainless Steel Appliances porcelain Tiles throughout the Apartment , new Bathroom with all new Porcelain non slip tiles, Lighted Mirror, New White Wood Vanity, All New Doors Throughout.

### LOCATION DESCRIPTION

2014 SW 3 ST Miami, FL 33135



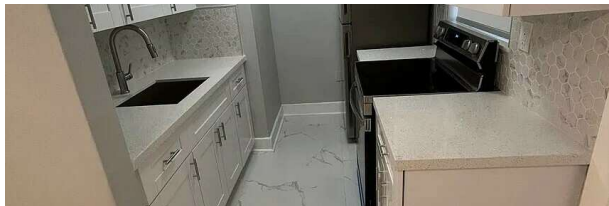
**Alexis Lizama**  
(305) 409-3045



# SALE

2014 SW 3 ST MIAMI, FL 33135

2014 SW 3rd St Miami, FL 33135



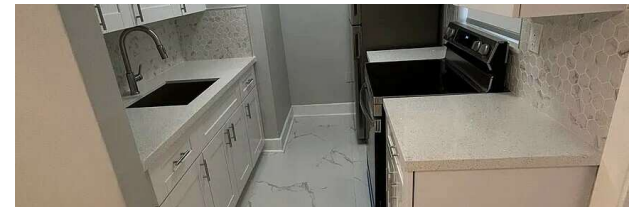
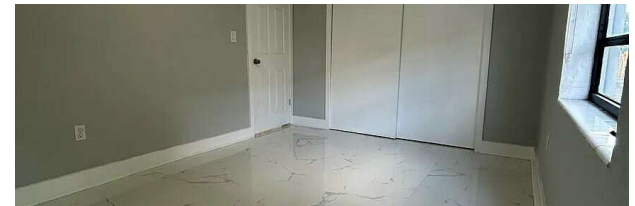
**Alexis Lizama**  
(305) 409-3045



# SALE

2014 SW 3 ST MIAMI, FL 33135

2014 SW 3rd St Miami, FL 33135



**Alexis Lizama**  
(305) 409-3045

