



1829 NW 2ND CT MIAMI FL 33136

16 UNITS 1/1'S
40 YEAR CERTIFICATION
6 YEAR OLD ROOF
IMPACT WINDOWS & DOORS
REMODELLED
95% OCCUPIED

OFFERED AT: \$3,495,000.00
LEASES CURRENTLY \$1,350-\$1,500

- SEPARATE ELECTRIC & WATER METERS
- STREET PARKING

BUILDING SQFT: 8,178
LOT: 7,500

Ideally positioned in one of Miami's fastest-growing urban corridors, this renovated multifamily property offers exceptional access to Wynwood, Downtown Miami, Brickell, the Design District, and Miami Worldcenter, placing residents within minutes of the city's top dining, entertainment, shopping, and employment hubs. Conveniently located near I-95, I-395, SR-836, and Brightline/MiamiCentral transit connectivity, the property provides seamless commuting throughout Miami-Dade while attracting strong tenant demand from professionals, students, and workforce renters seeking an urban lifestyle. The surrounding neighborhood continues to experience major revitalization with new mixed-use developments, modern apartment communities, and increasing investor activity driving long-term appreciation potential. Residents enjoy proximity to Wynwood Walls, Bayside Marketplace, Kaseya Center, Museum Park, Jackson Memorial Hospital, and the Health District, along with nearby parks, cafés, retail centers, and recreation. Comparable nearby communities consistently highlight the area's prime location, walkability, and access to Miami's cultural and entertainment districts, making this an outstanding opportunity in a rapidly evolving rental market with strong upside and lasting appeal.





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IMPACT WINDOWS & DOORS





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MIAMI FL 33136**

**IN THE HEART
OF MIAMI
MINUTES AWAY
FROM
ANYTHING
& EVERYTHING**

**FOR MORE INFORMATION
PLEASE CONTACT
YOUR AGENT**