



South Beach 5-Unit Investment Opportunity

759 Meridian Ave Miami Beach, FL 33139

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759 Meridian Avenue offers a rare opportunity to acquire five individually designated condominium units together as a single income-producing asset, on one of South Beach's most established residential streets. Comparable small-scale condominium packages seldom come to market together in this part of Miami Beach, making this a distinctive holding for a private investor, family office, or local operator seeking a manageable, boutique asset with long-term flexibility.



A Rare Five-Unit Offering in South Beach

759 Meridian Ave, Miami Beach, FL 33139

Property type:	Multifamily
Tenancy:	Multiple
Living area:	2,550 SF
Land area:	4,400 SF
Occupancy:	100%
Units:	5

Current rent roll

UNIT	TYPE	MONTHLY RENT	ANNUAL RENT	LEASE STATUS
1	1BR/1BA	\$2,000	\$24,000	Month-to-Month
2	1BR/1BA	\$2,250	\$27,000	Lease through 12/30/2026
3	1BR/1BA	\$2,000	\$24,000	Month-to-Month
4	1BR/1BA	\$1,942	\$23,304	Month-to-Month
5	1BR/1BA	\$1,900	\$22,800	Month-to-Month
Total		\$10,092	\$121,104	

Financial overview

Income & Expenses summary

Gross scheduled rental income	\$121,104
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Estimated Annual Operating Expenses	\$53,266
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Net Operating income	\$67,838
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Cap rate	3.59%
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Operating expenses shown are an estimate provided by ownership. Prospective purchasers should verify all income and expense figures independently.

Location

The heart of South Beach

Situated on tree-lined Meridian Avenue, 759 Meridian sits within one of South Beach's most walkable residential corridors — close to Flamingo Park, South of Fifth, Ocean Drive, and the neighborhood's restaurants, retail, and hospitality. The residential side-street setting offers a quieter alternative to the more transient corridors closer to the beachfront, while remaining within easy reach of them on foot.

- Walking distance to the beach and Flamingo Park
- Close to South of Fifth and Ocean Drive
- Surrounded by restaurants, cafés, and retail
- Convenient access to mainland Miam























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