

INVESTMENT OVERVIEW

The Thomas Team of Marcus & Millichap is pleased to present 16890 Northeast 21st Avenue in North Miami Beach, a multifamily property comprised of 10 units.

SUBJECT PROPERTY

16890 Northeast 21st Avenue is a two-story, 10-unit apartment building constructed in 1964 of concrete block and painted stucco with a flat roof. The building totals 6,763 square feet on a 10,000-square-foot lot, according to the Miami-Dade County Property Appraiser. The unit mix consists of eight (8) one-bedroom/one-bathroom apartments of which six (6) have been recently renovated and (2) two-bedroom/two-bathroom apartments of which one (1) has been recently renovated. Units feature ceramic tile or vinyl, wood-plank flooring, electric appliances and wall air conditioning units. Common area amenities include a fenced perimeter and laundry room.

LOCATION

16890 Northeast 21st Avenue is located in North Miami Beach, Florida, with convenient access to Federal Highway (US-1) and Biscayne Boulevard, placing residents near major employment corridors and a dense concentration of retail, dining, and entertainment options. The surrounding 5-mile area reports an average household income of \$92,867 and population growth of 7.82% since 2010. Residents benefit from walkable access to Greynolds Park and Greynolds Golf Course, with close proximity to Aventura Mall, Sunny Isles Beach, Haulover Beach, and numerous national retailers and restaurants.

Surrounding retailers and points of interest include North Miami Beach Police Department (0.3 miles), Julius Littman Performing Arts Theater (0.3 miles), Victory Park Pool (0.5 miles), Judge Arthur Snyder Tennis Center (0.5 miles), Greynolds Park / Greynolds Golf Course (0.8 miles), Houston's (0.9 miles), Morton's The Steakhouse (0.9 miles), P.F. Chang's (1.0 miles), Plum Market (1.1 miles), The Vitamin Shoppe/BurgerFi/Panera Bread (1.3 miles), Fresh Market (1.4 miles), Dick's Sporting Goods (1.5 miles) and Walgreens Pharmacy (1.8 miles). Additionally, just a short drive from the property is the Brightline Station (Aventura) (2.3 miles), Aventura Mall (2.3 miles), and Fort Lauderdale-Hollywood International Airport (14.4 miles).

Nearby educational facilities include North Miami Beach High School (1.5 miles), John F. Kennedy Middle School (1.7 miles), Saint Lawrence Elementary School (1.7 miles), and Scheck Hillel Community School K-12 (1.9 miles).

SUMMARY

16890 Northeast 21st Avenue is being offered for sale at \$2,150,000 or \$215,000 per unit.



**10
UNITS**



**1964
YEAR BUILT**



**6,763
SQUARE FEET**



**ON-SITE
LAUNDRY**



**\$92,867
AVG HOUSEHOLD INCOME
(5 MILES)**



**7.82%
POPULATION GROWTH
SINCE 2010**

INVESTMENT SUMMARY

THE OFFERING

Property Address	16890 Northeast 21st Avenue, North Miami Beach, FL 33162
Assessor's Parcel #	07-2209-006-1990
Zoning	RM-23

SITE DESCRIPTION

Number of Units	10
Number of Buildings	1
Number of Stories	2
Year Built	1964
Gross Building Area	6,763 Square Feet (*MDPA)
Lot Size	10,000 Square Feet (*MDPA)
Type of Ownership	Fee Simple

UTILITIES

Water (Sewer)	City of North Miami Beach - Paid by Owner
Electric	FPL - Paid by Tenant

CONSTRUCTION

Framing	Concrete Block
Exterior	Painted Stucco
Parking Surface	Paved Asphalt
Roof	Flat

MECHANICAL

HVAC	Wall Air Conditioning Units
Fire Protection	Smoke Detectors & Fire Extinguishers

*Miami Dade County Property Appraiser

