



## Harding Beach

7451 Harding Ave, Miami Beach, FL 33141

*corcoran*

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**Roberto Pecchi**

The Corcoran Group

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(786) 564-2318



# Harding Beach

\$6,200,000

Just one step from the beach, in the heart of Miami Beach and Art Deco District, this classic 24 mix units 2 bedrooms, 1 bedrooms and efficiencies is an excellent investment property, short term rental licensed, fully occupied, and easy to manage.

Commercial District Zoning allows hotel, retail and developments.

The property offer fire and smoke alarm, individual AC units in each unit, common laundry site.

The property is offered fee simple and unencumbered by brand and management, affording a new owner maximum flexibility.

The building has been re-certified in May 2017....

- Just one step from the beach, in the heart of Miami Beach and Art Deco District
- Excellent investment property, short term rental licensed, fully occupied, and easy to manage
- High traffic community with access to Beach Front
- Located on A1A Expressway



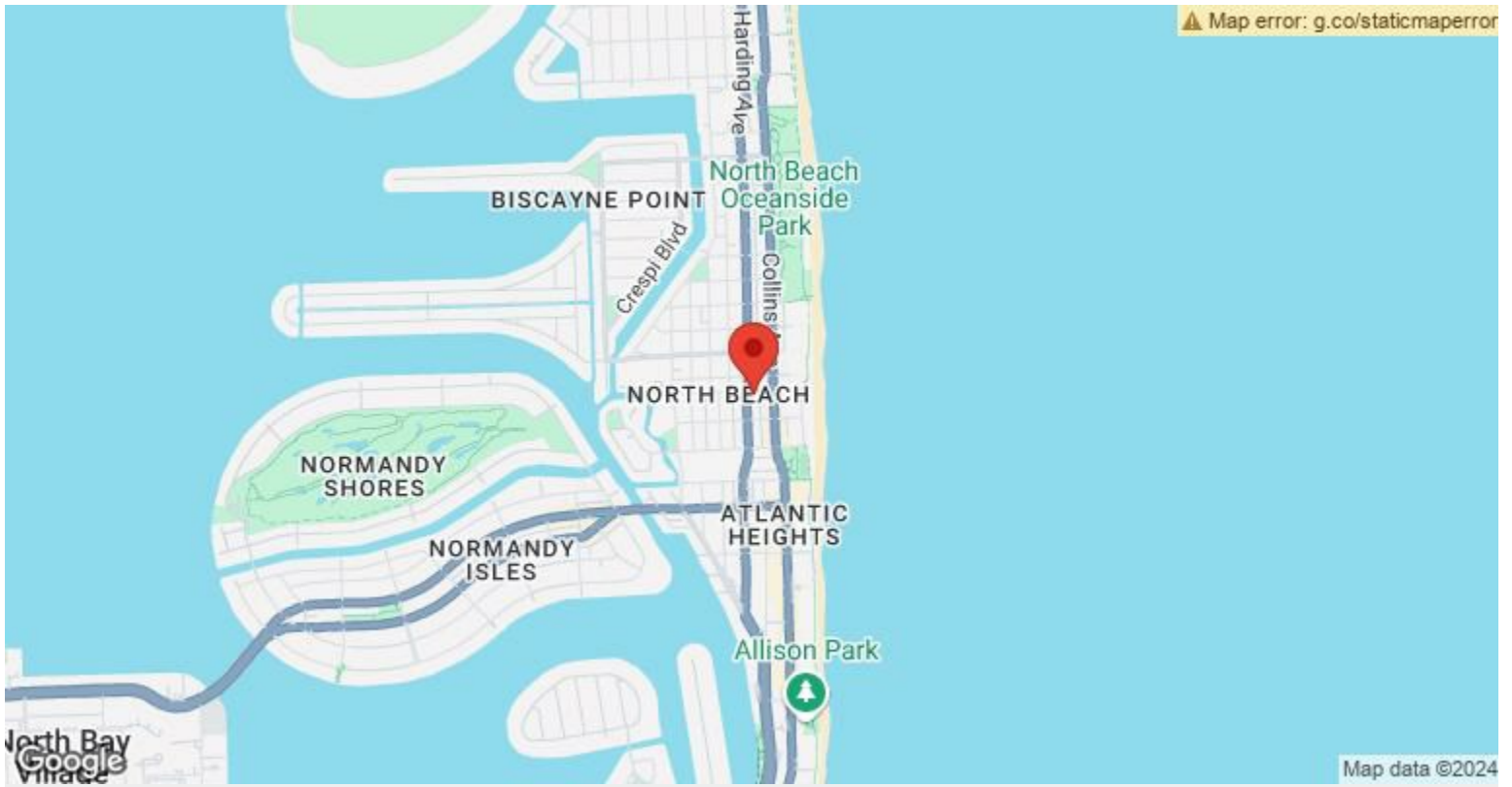
Price:	\$6,200,000
No. Units:	26
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Low Rise
Building Class:	B
Sale Type:	Investment
Cap Rate:	7.06%
Lot Size:	0.17 AC
Gross Building Area:	9,154 SF
No. Stories:	2
Year Built:	1947
Parking Ratio:	0.87/1,000 SF
Zoning Description:	CD-2
APN / Parcel ID:	02-3202-003-0190

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## Unit/Room Mix Information

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Description	No. Units	Avg. Rent/Mo	Sq. Ft
0+1	12	\$1,400	280 - 300
1+1	10	\$2,250	500 - 550
2+2	2	\$2,850	1,000

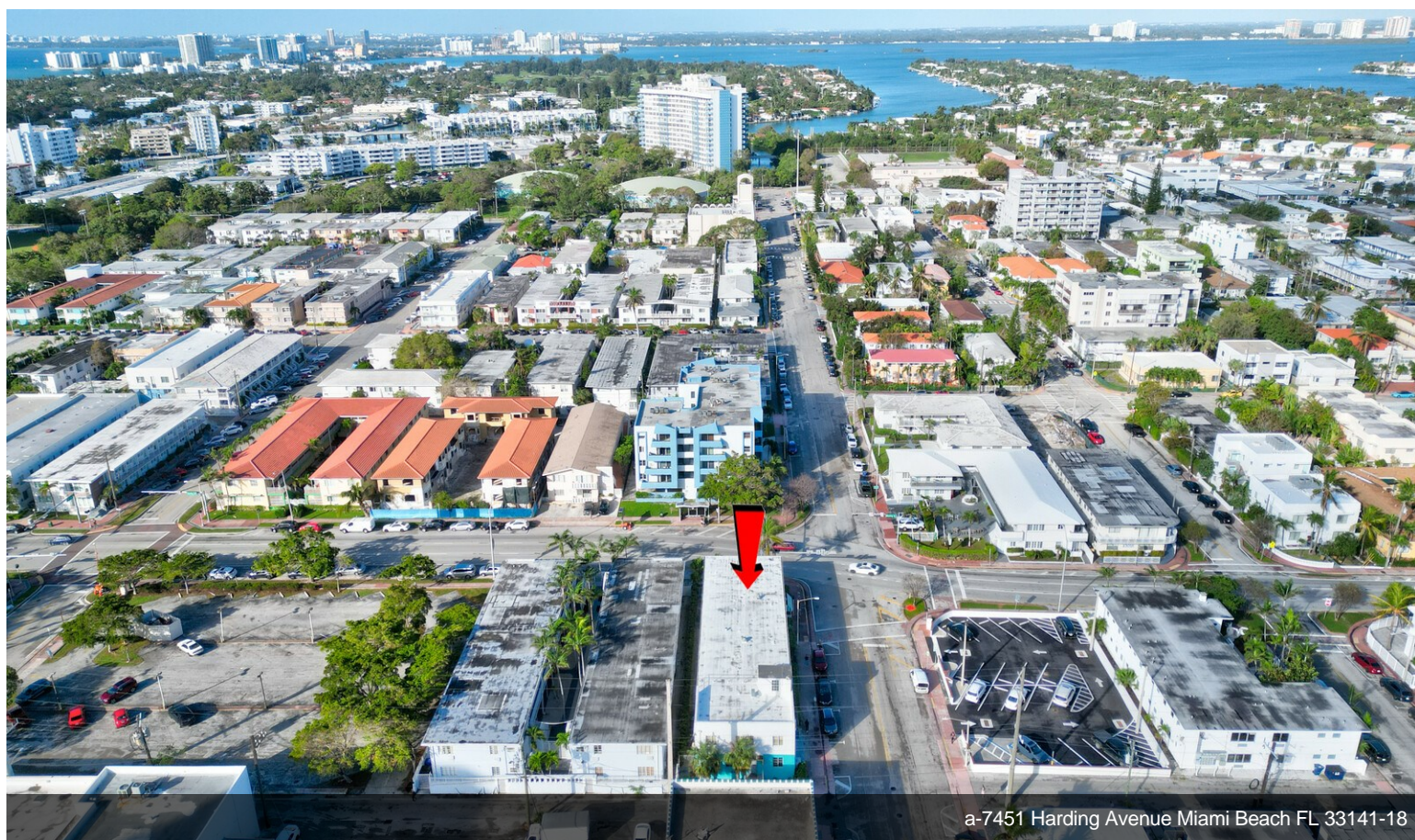


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# Property Photos



a-7451 Harding Avenue Miami Beach FL 33141-16



a-7451 Harding Avenue Miami Beach FL 33141-18

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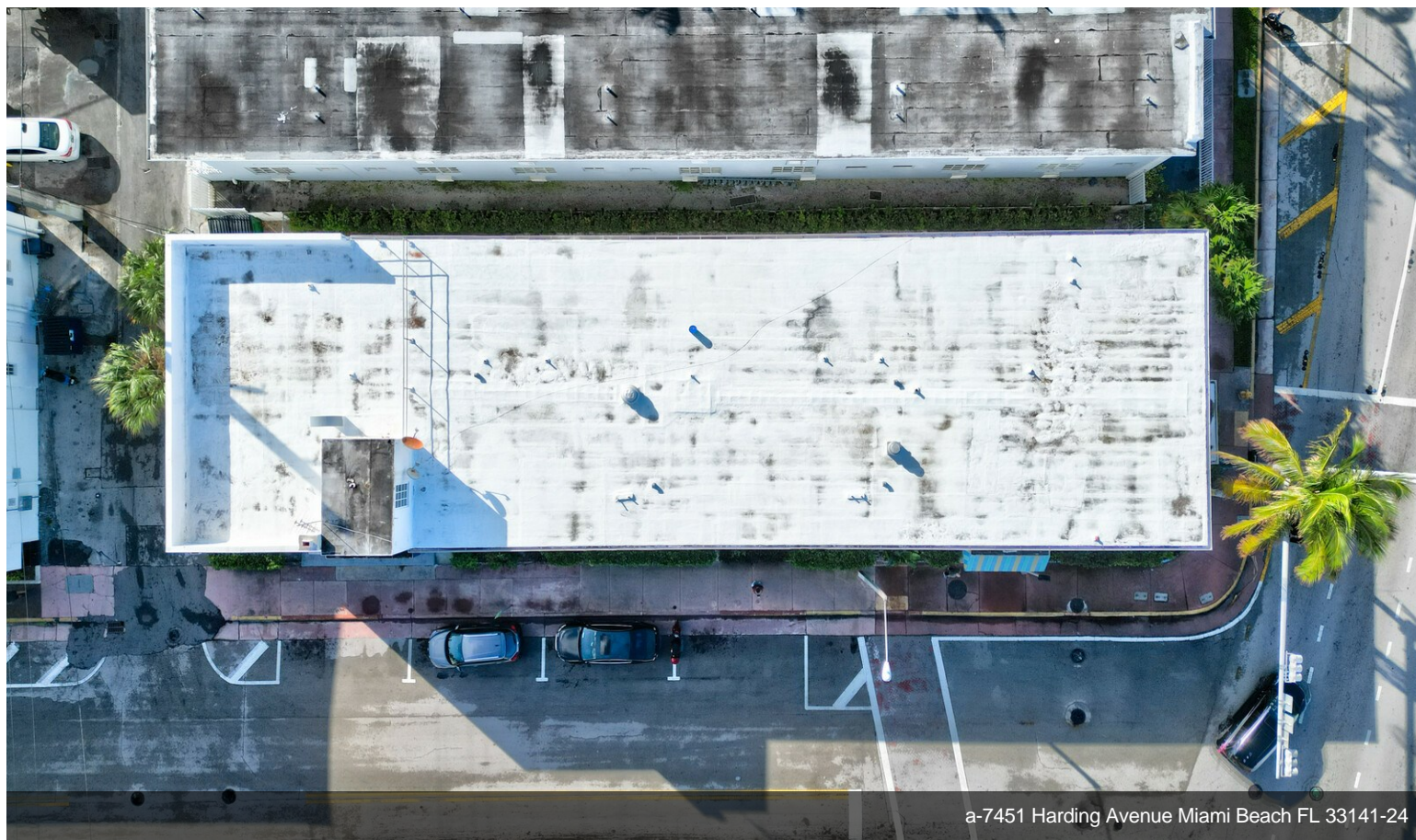


a-7451 Harding Avenue Miami Beach FL 33141-20



a-7451 Harding Avenue Miami Beach FL 33141-22

# Property Photos



a-7451 Harding Avenue Miami Beach FL 33141-24



a-7451 Harding Avenue Miami Beach FL 33141-1

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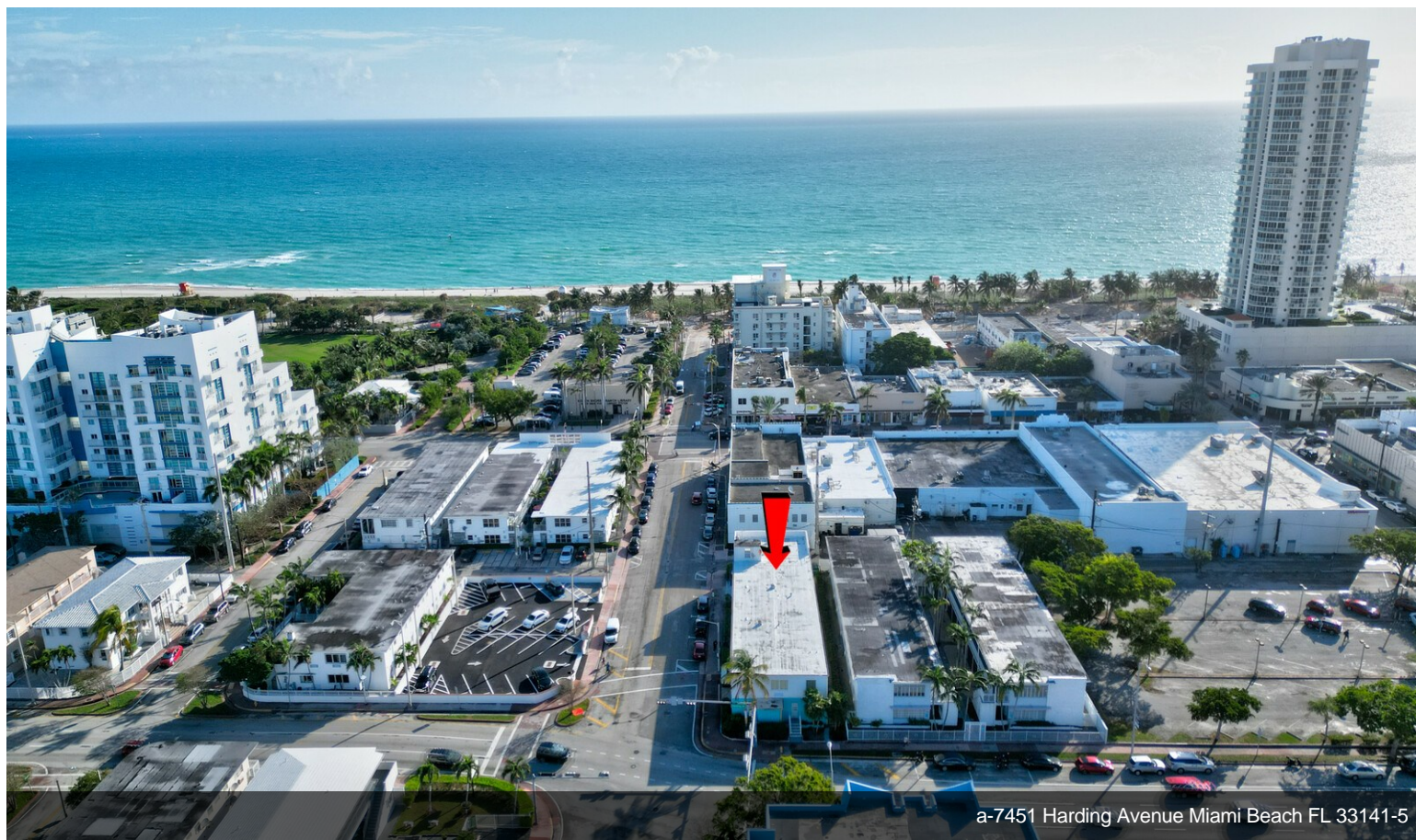
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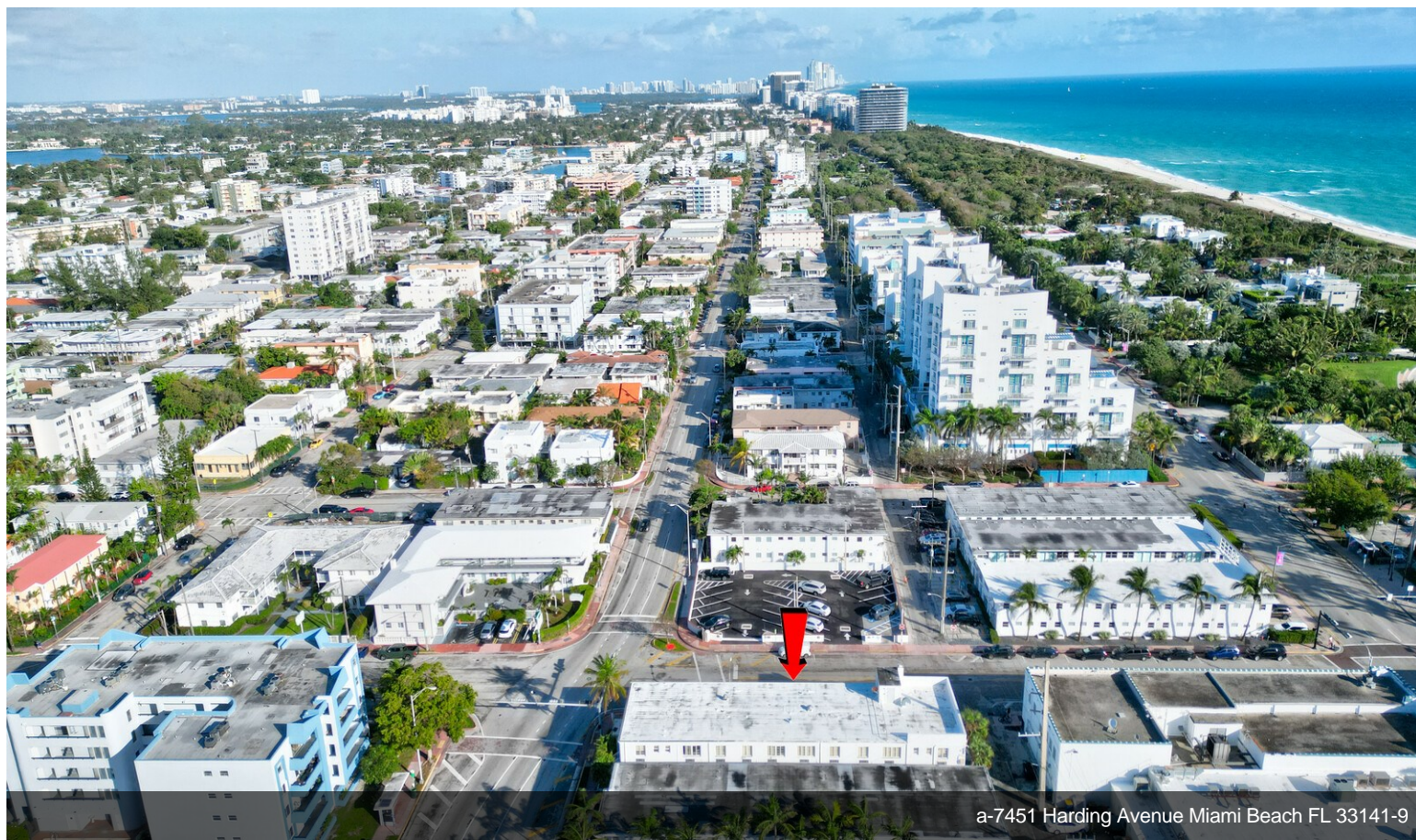
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# Property Photos



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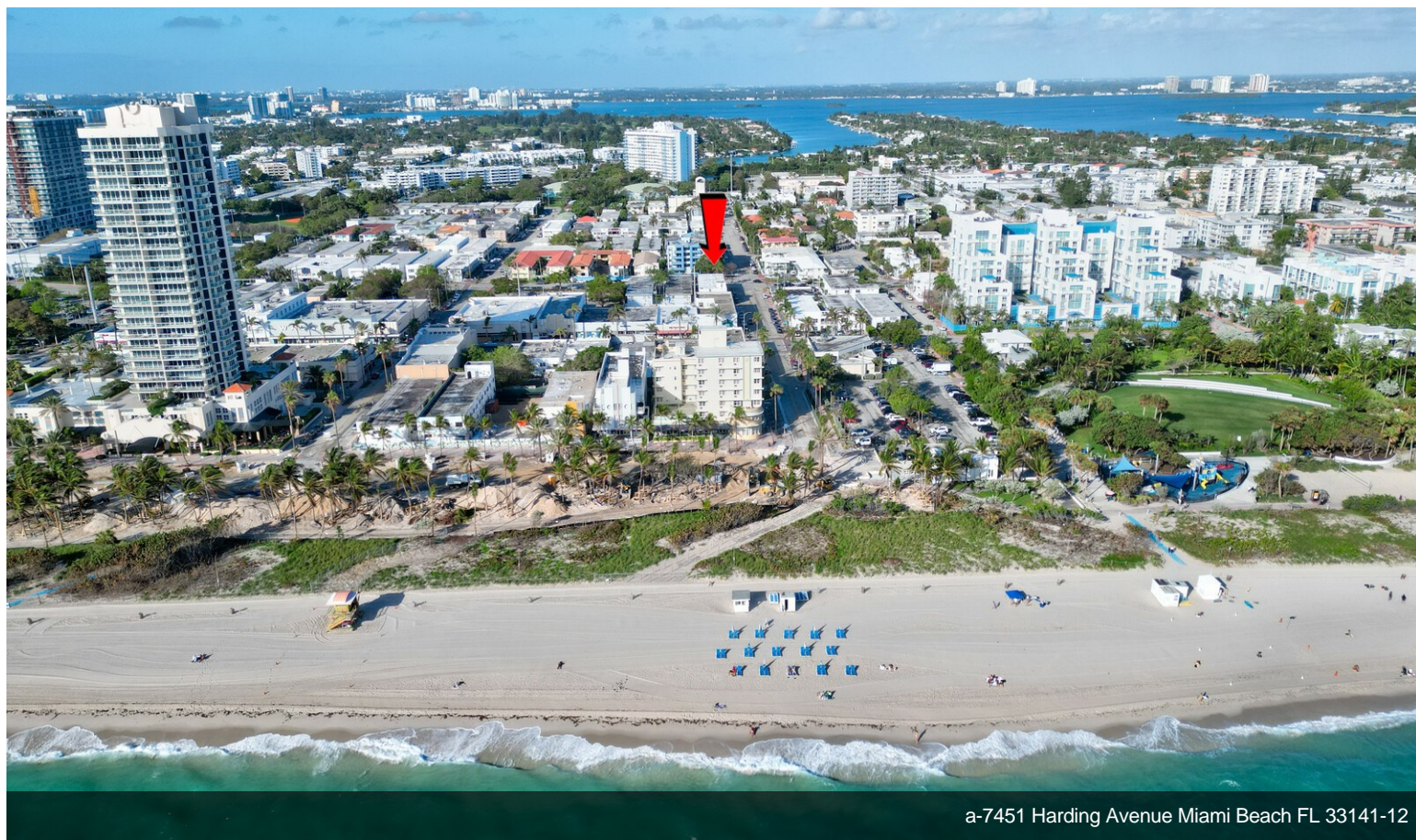


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# Property Photos



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a-7451 Harding Avenue Miami Beach FL 33141-13

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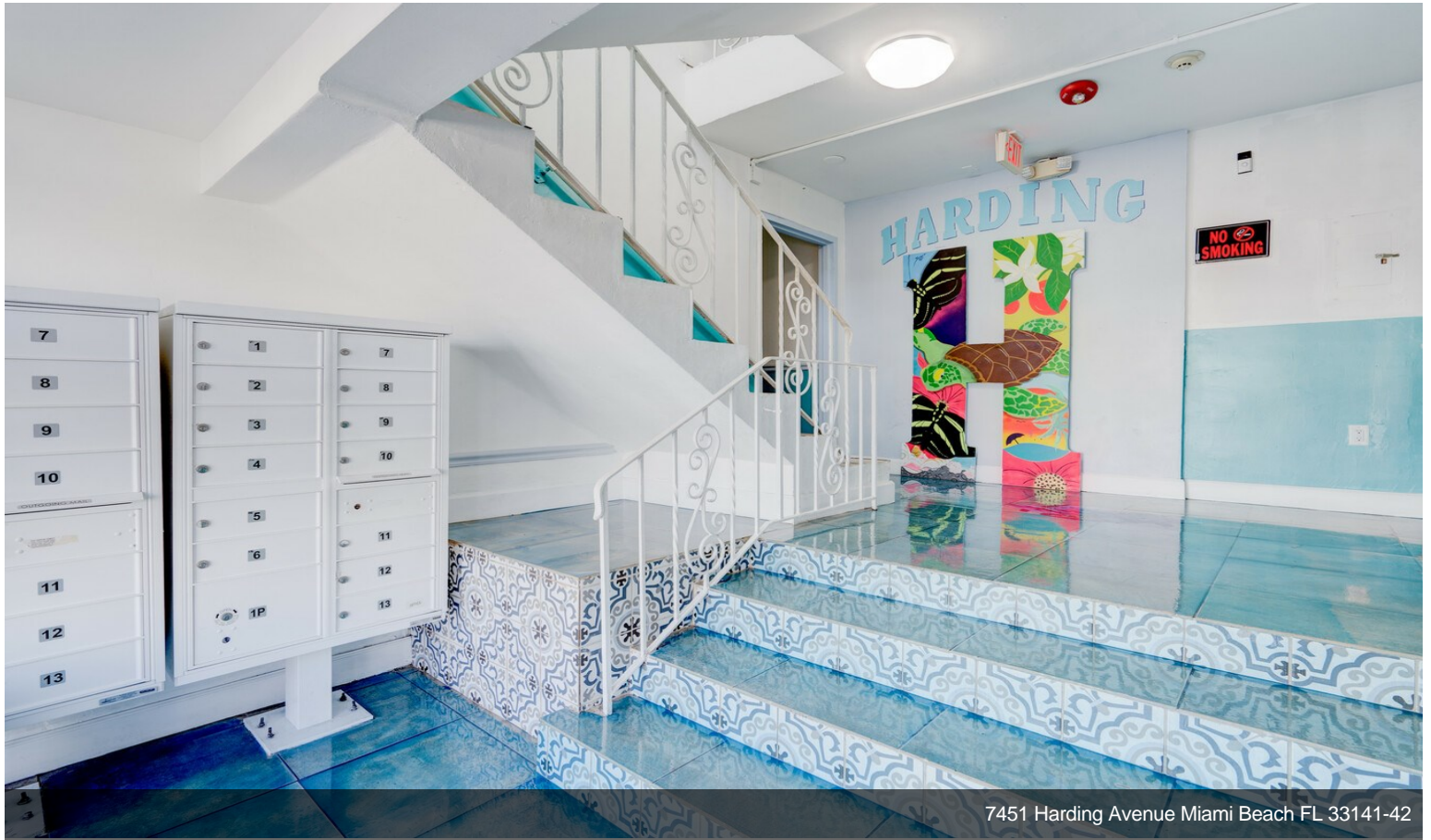


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7451 Harding Avenue Miami Beach FL 33141-40

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7451 Harding Avenue Miami Beach FL 33141-35

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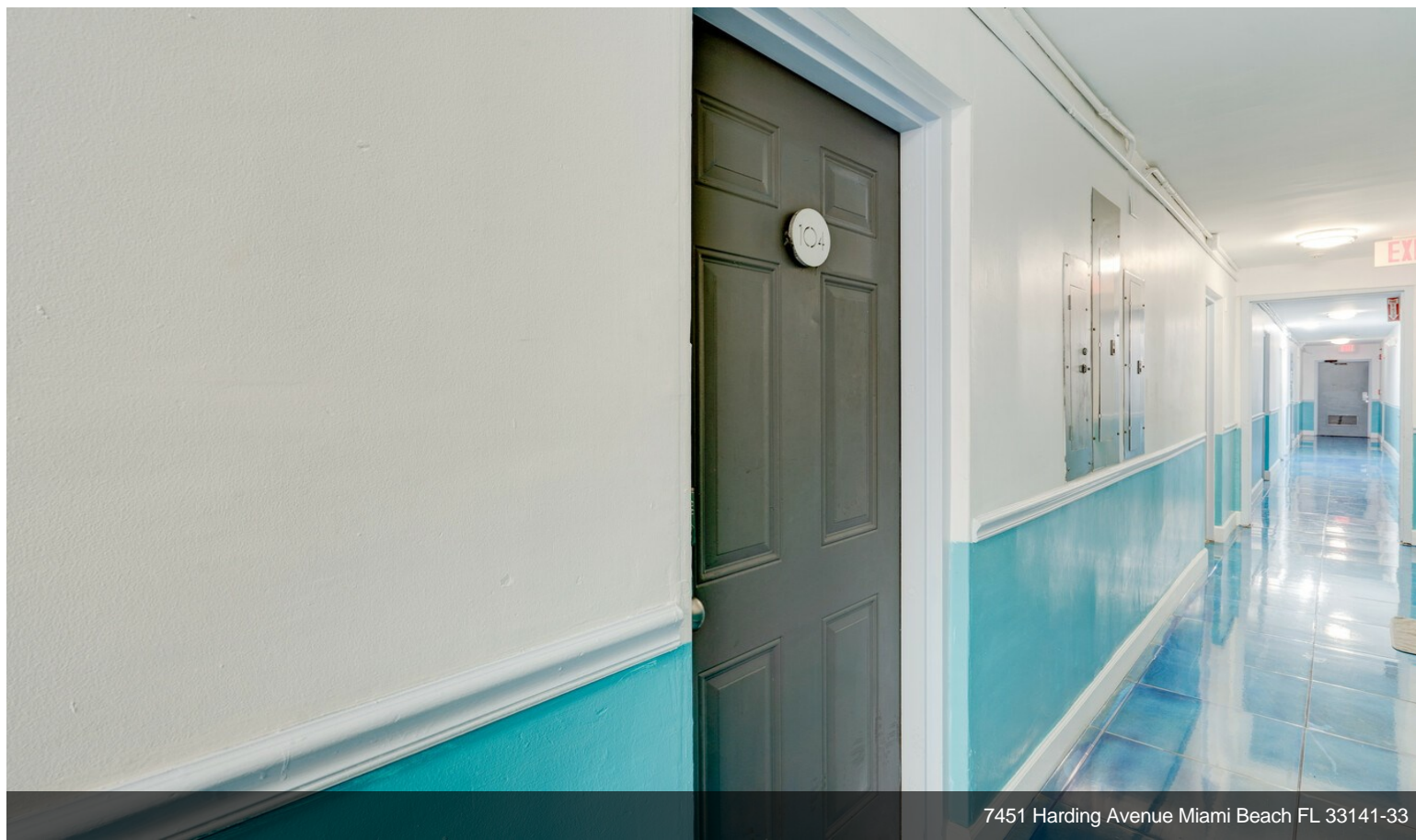
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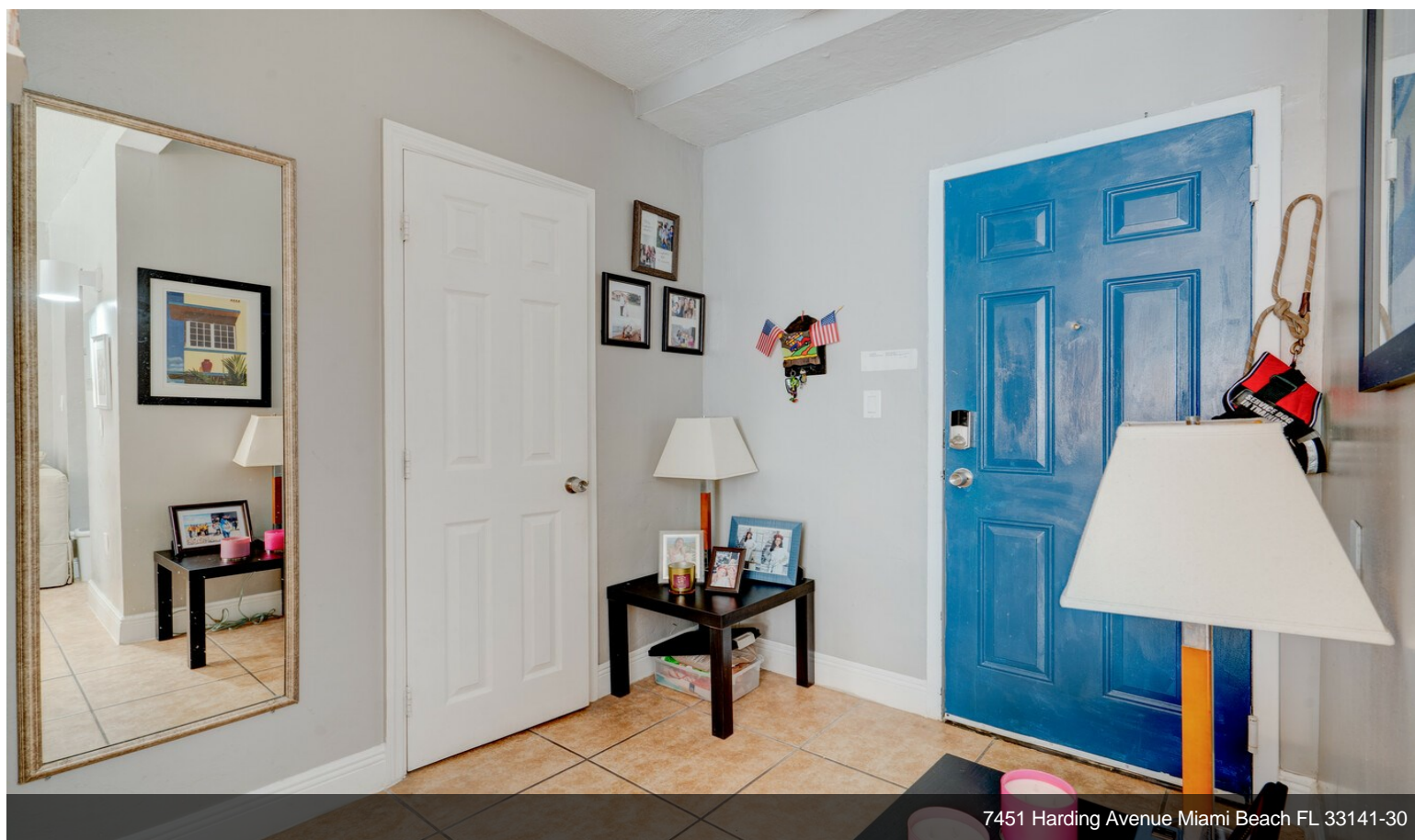


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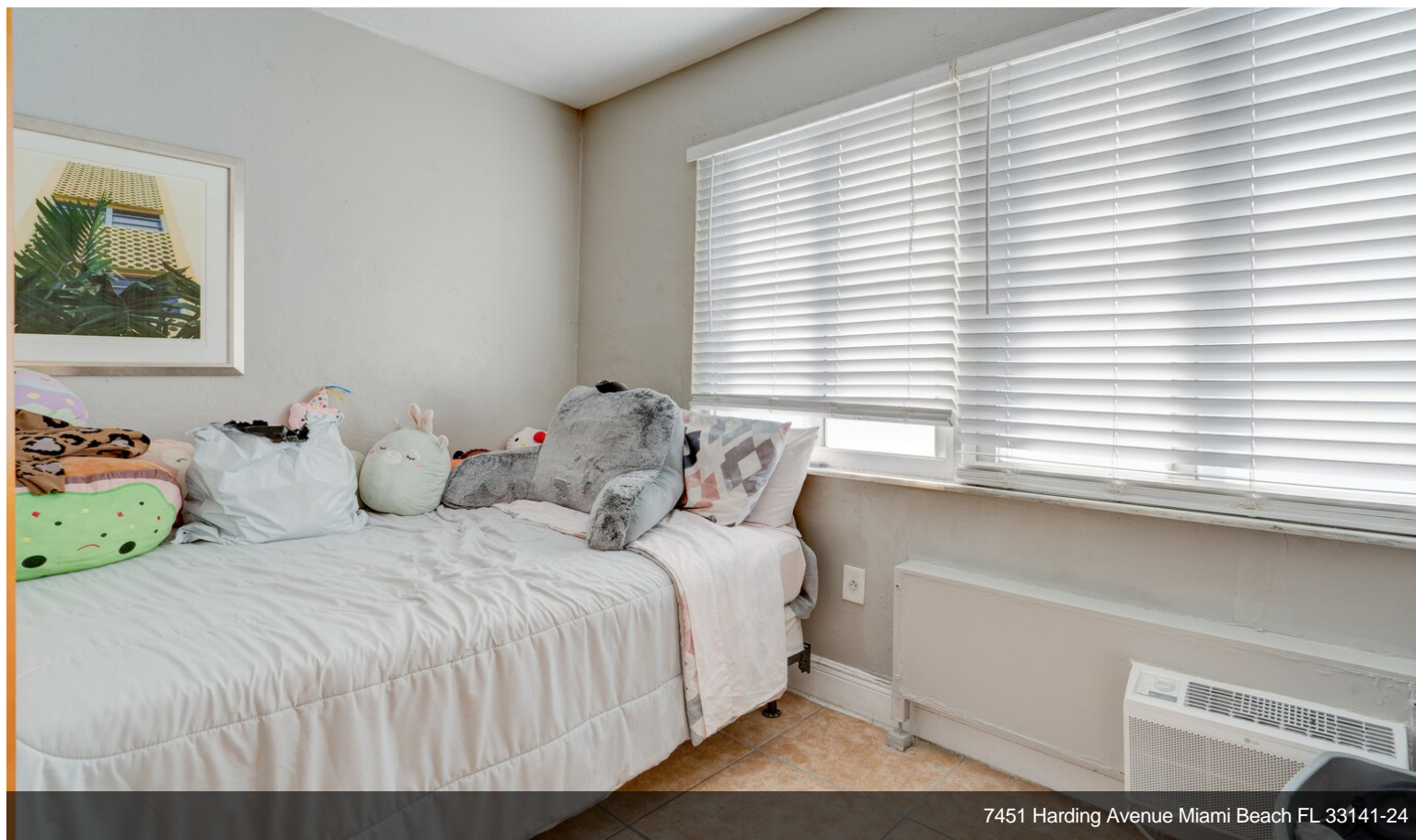


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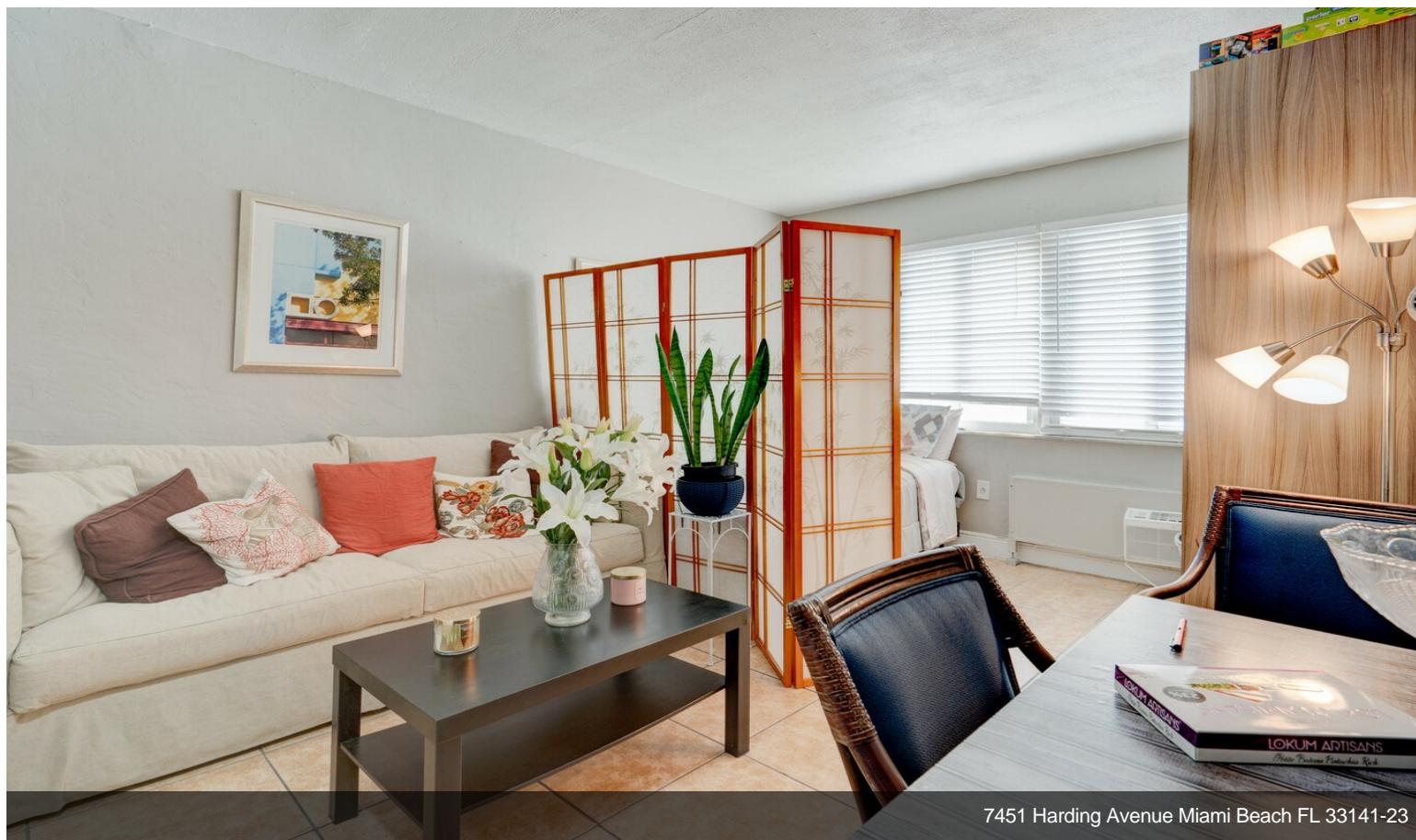


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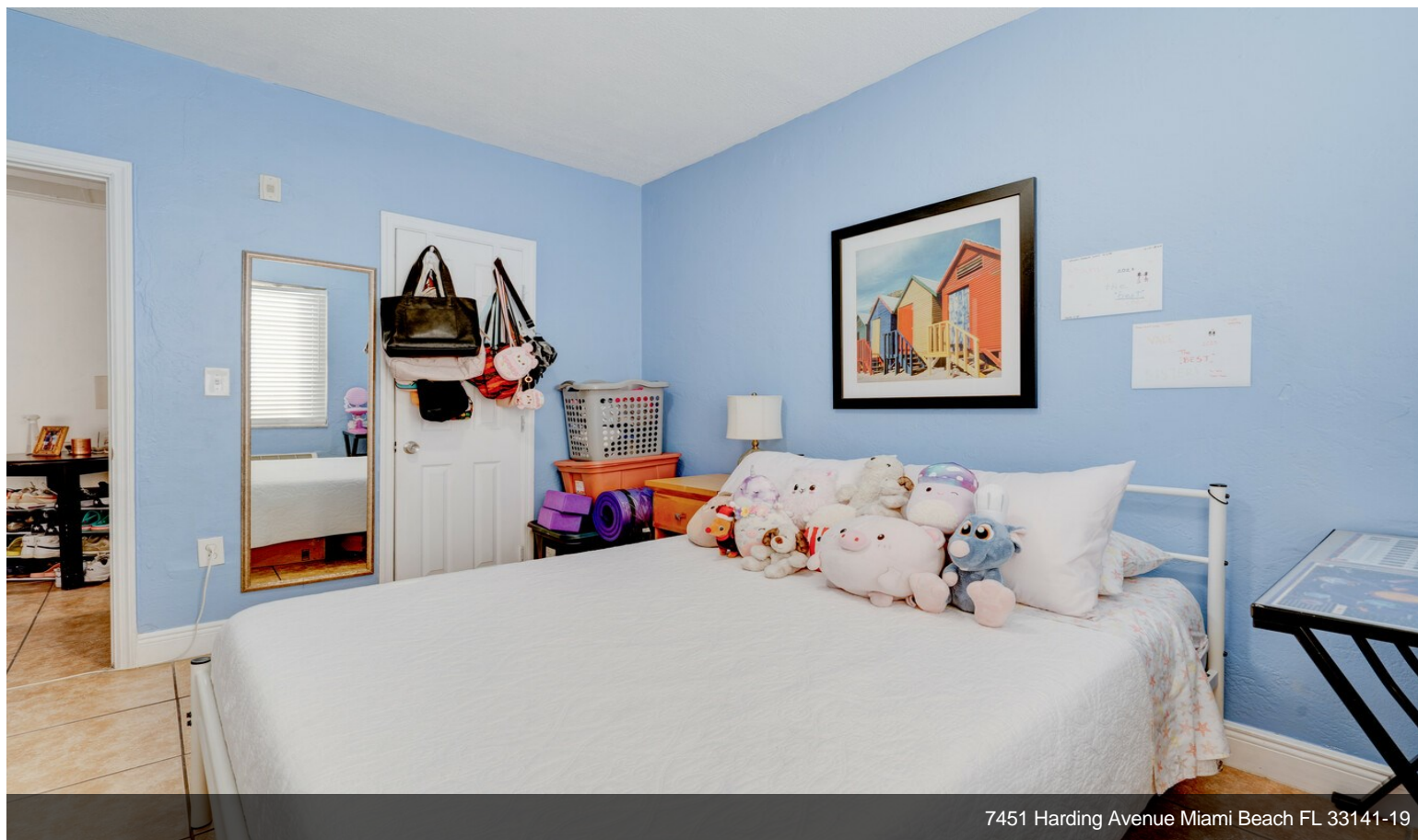


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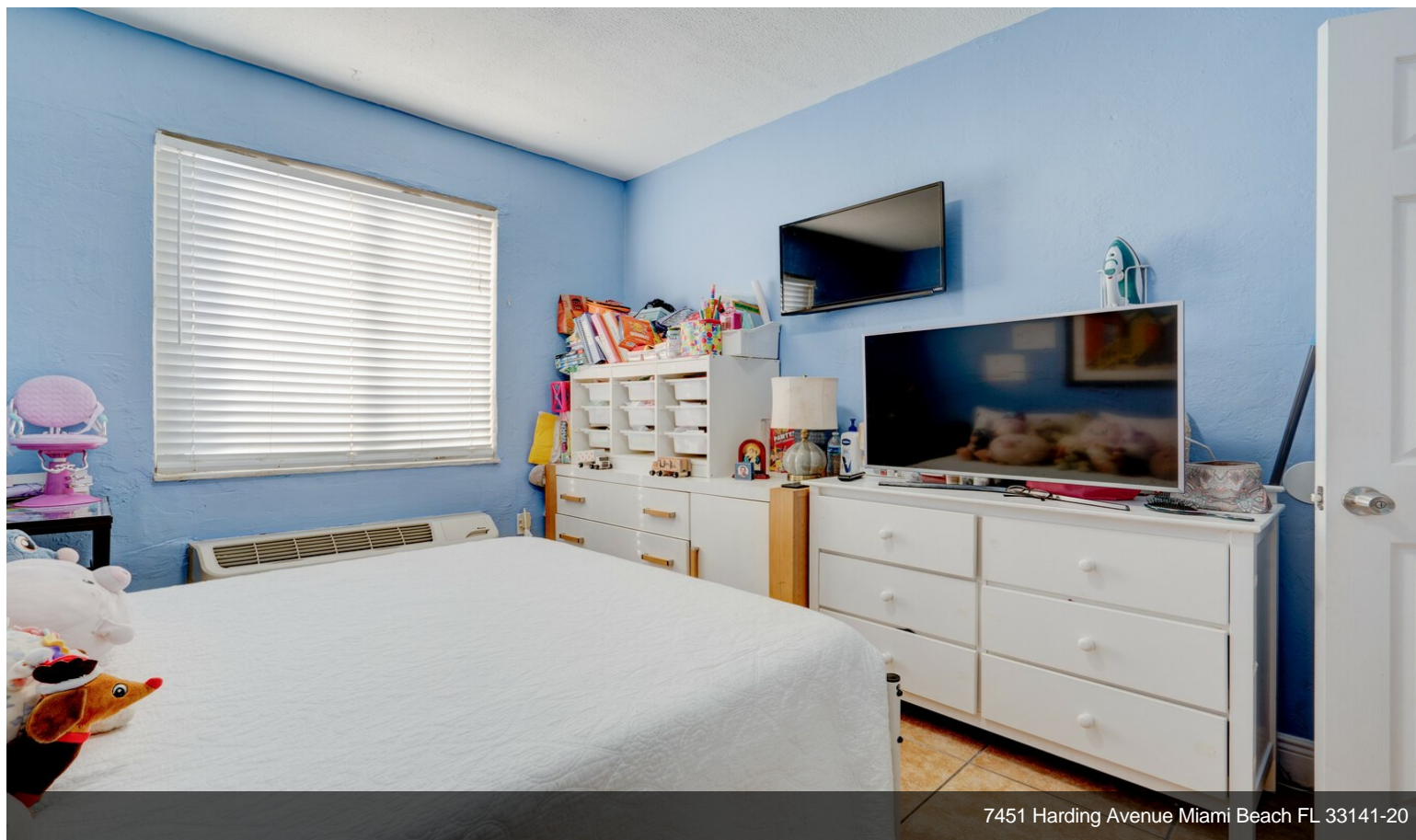


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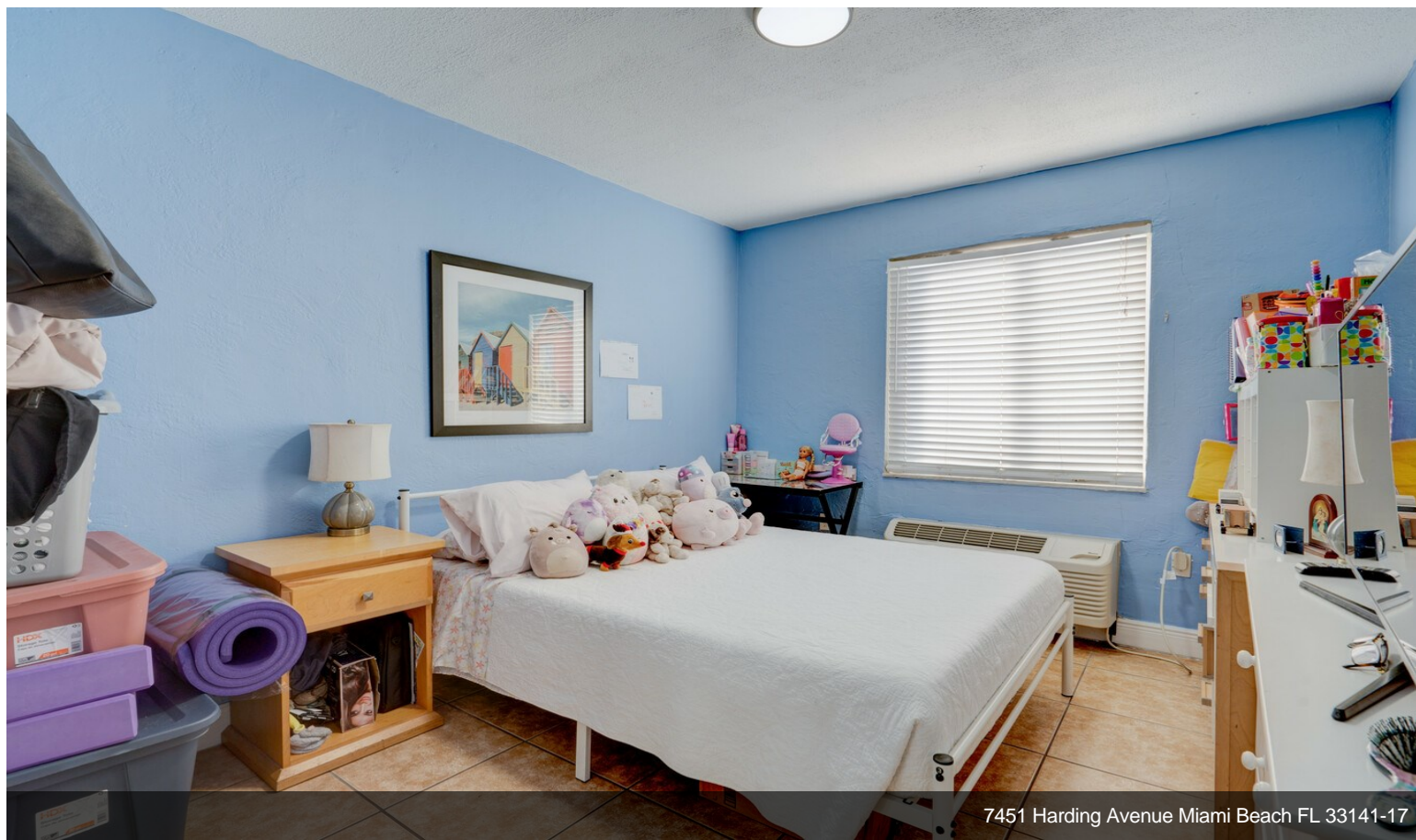


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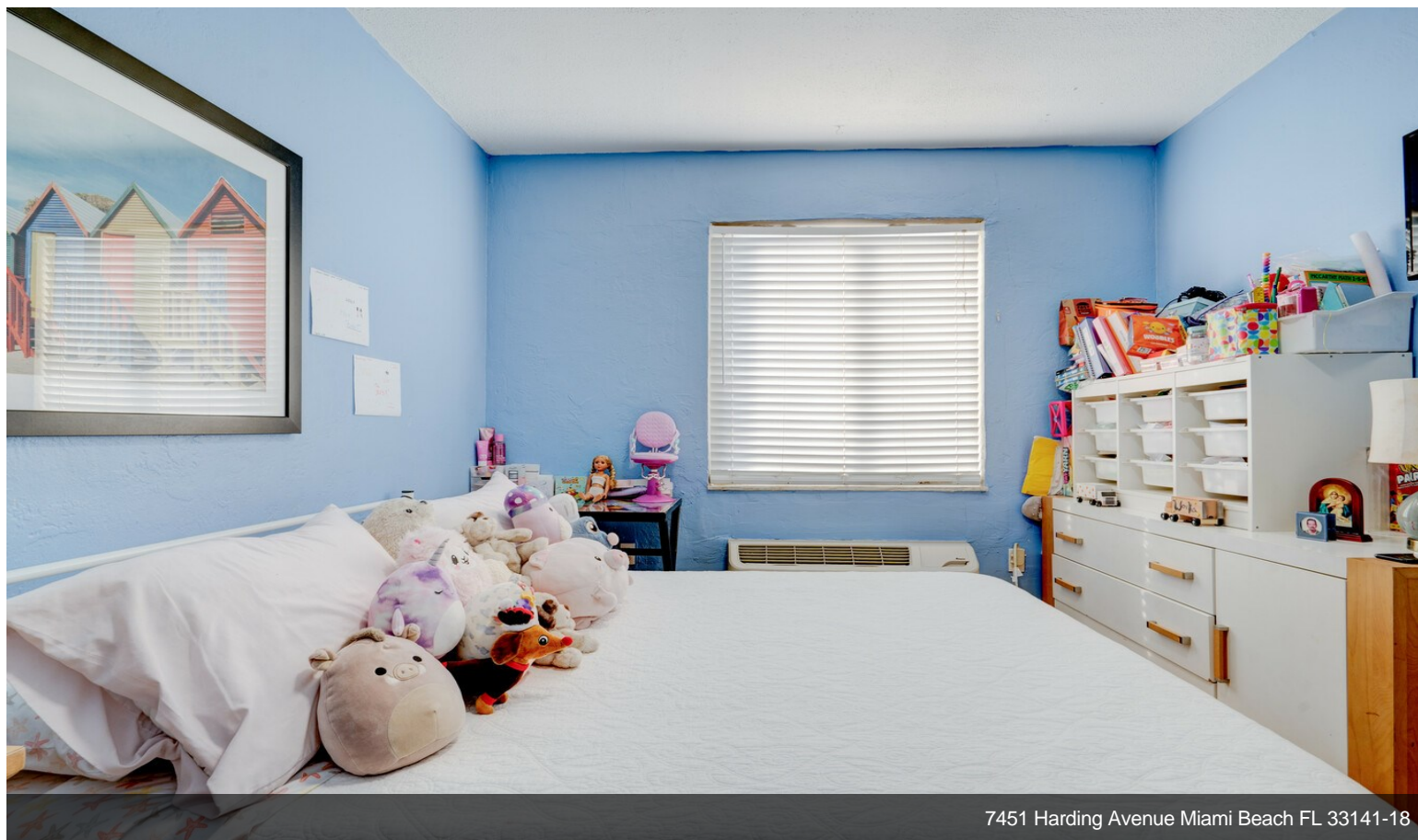


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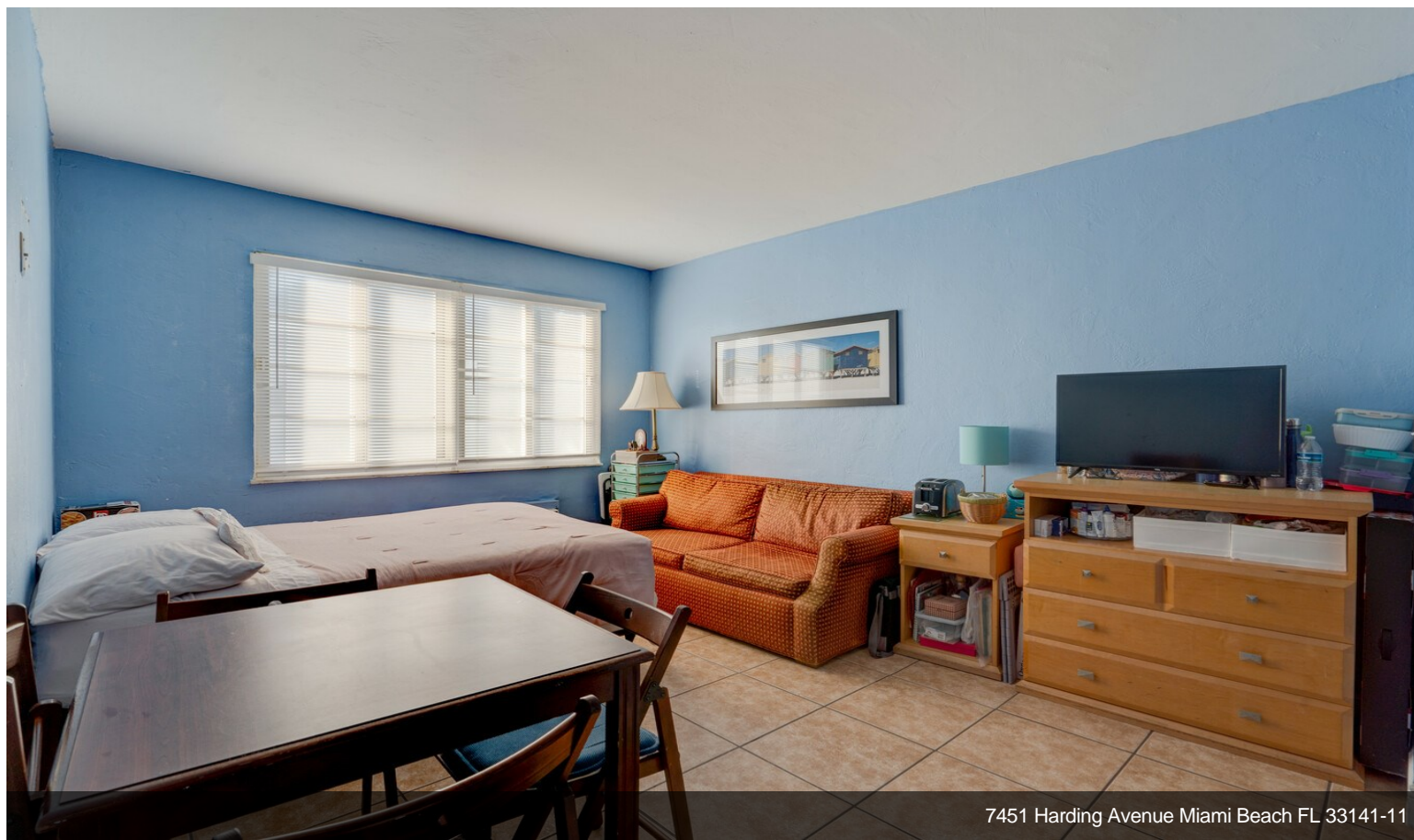
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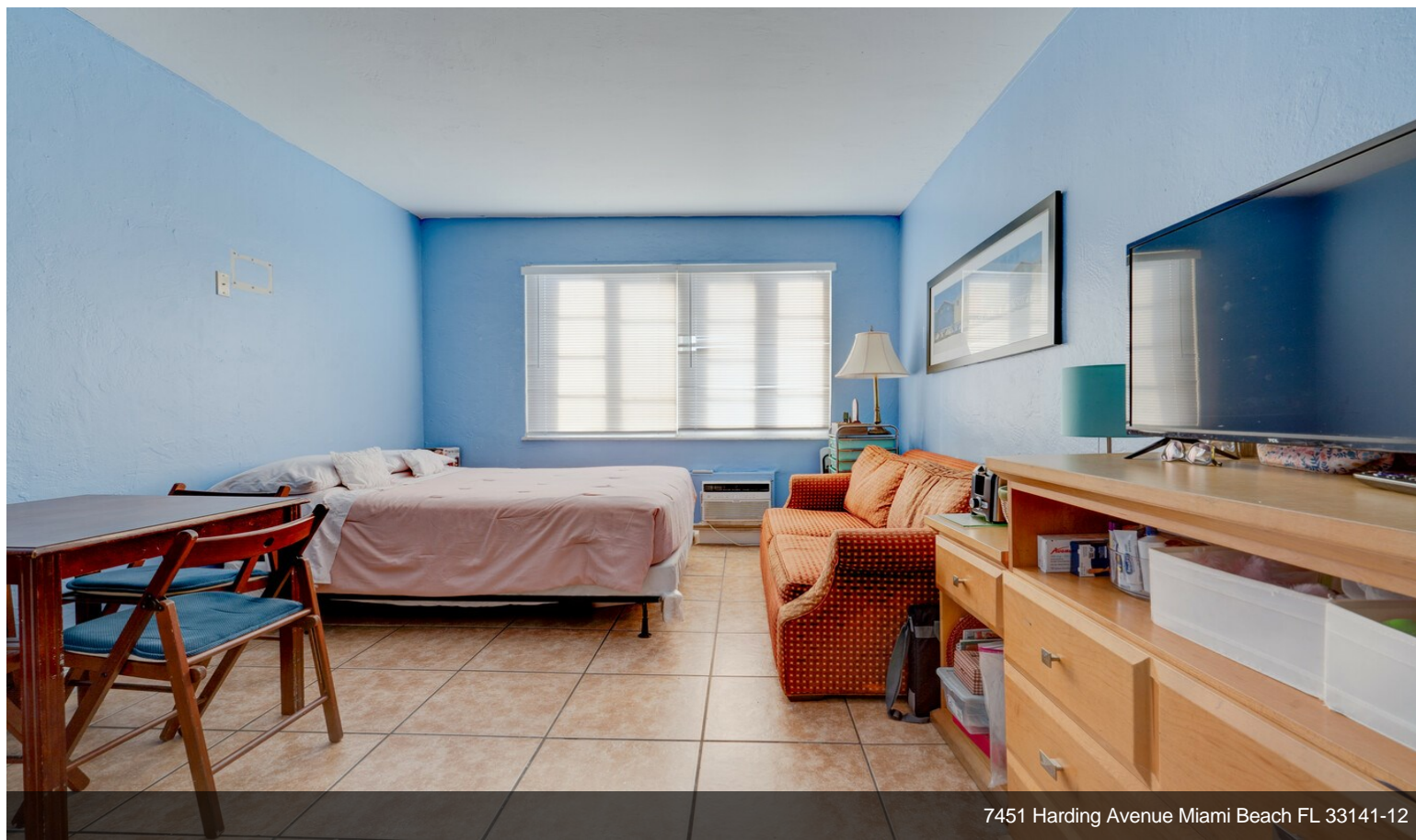


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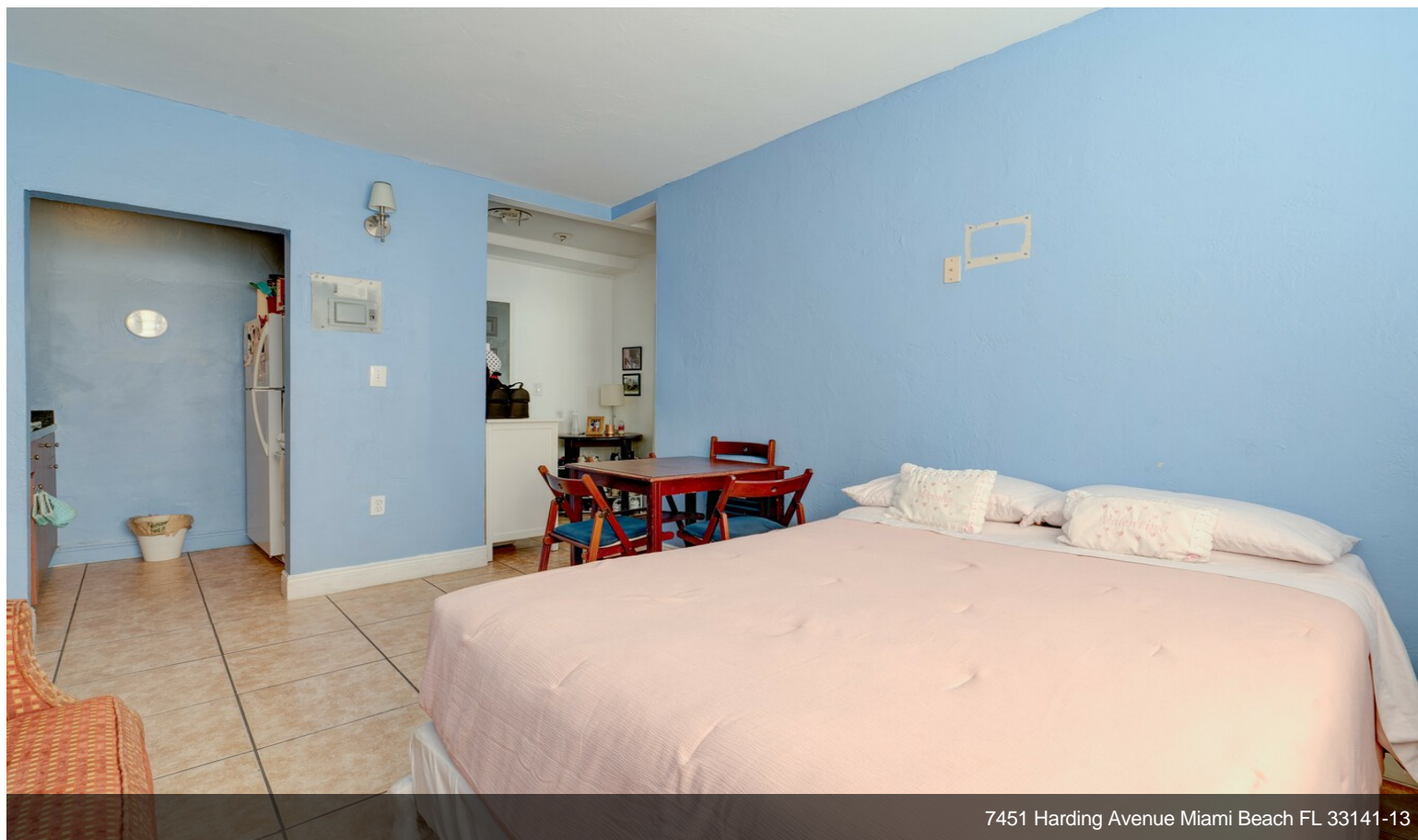


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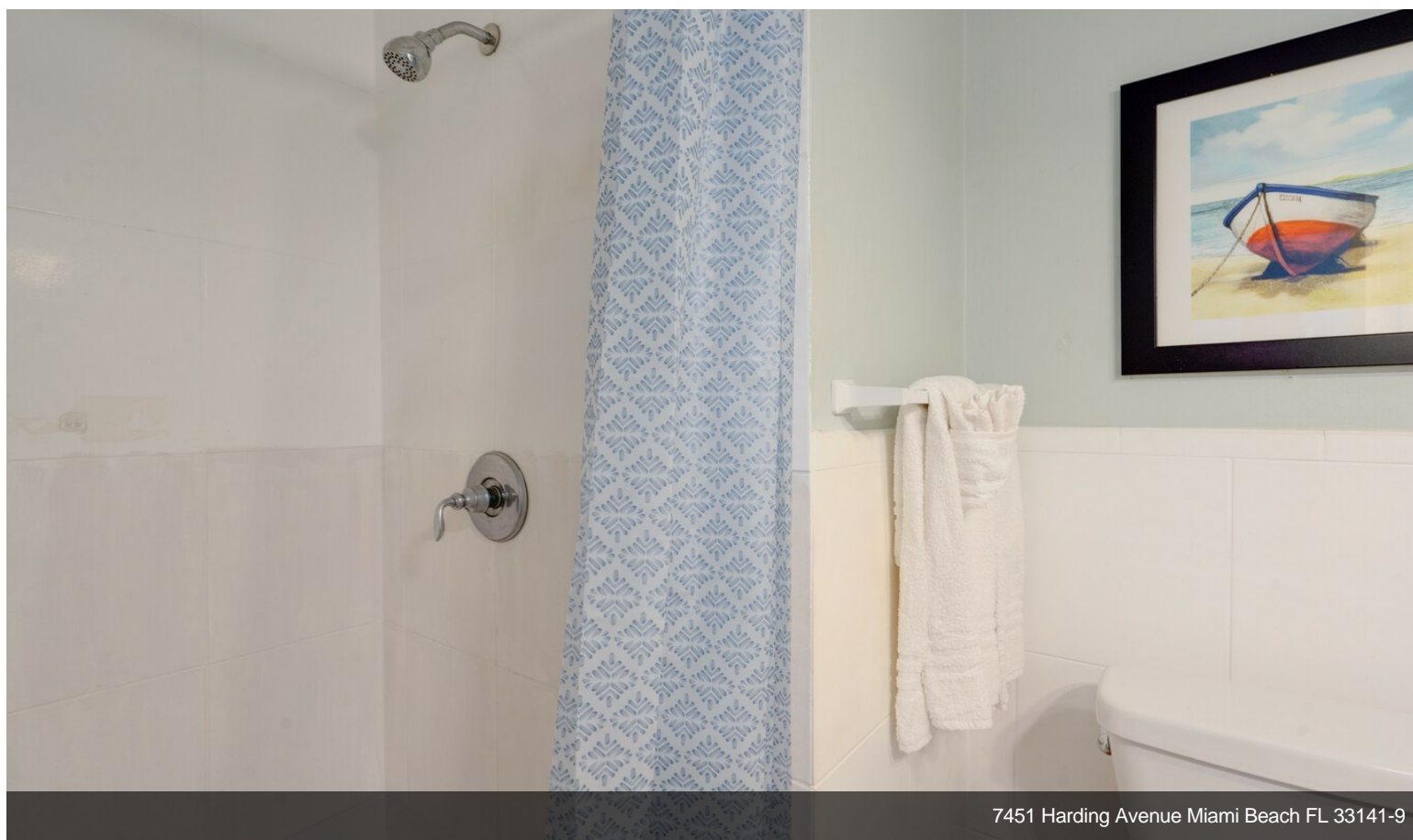


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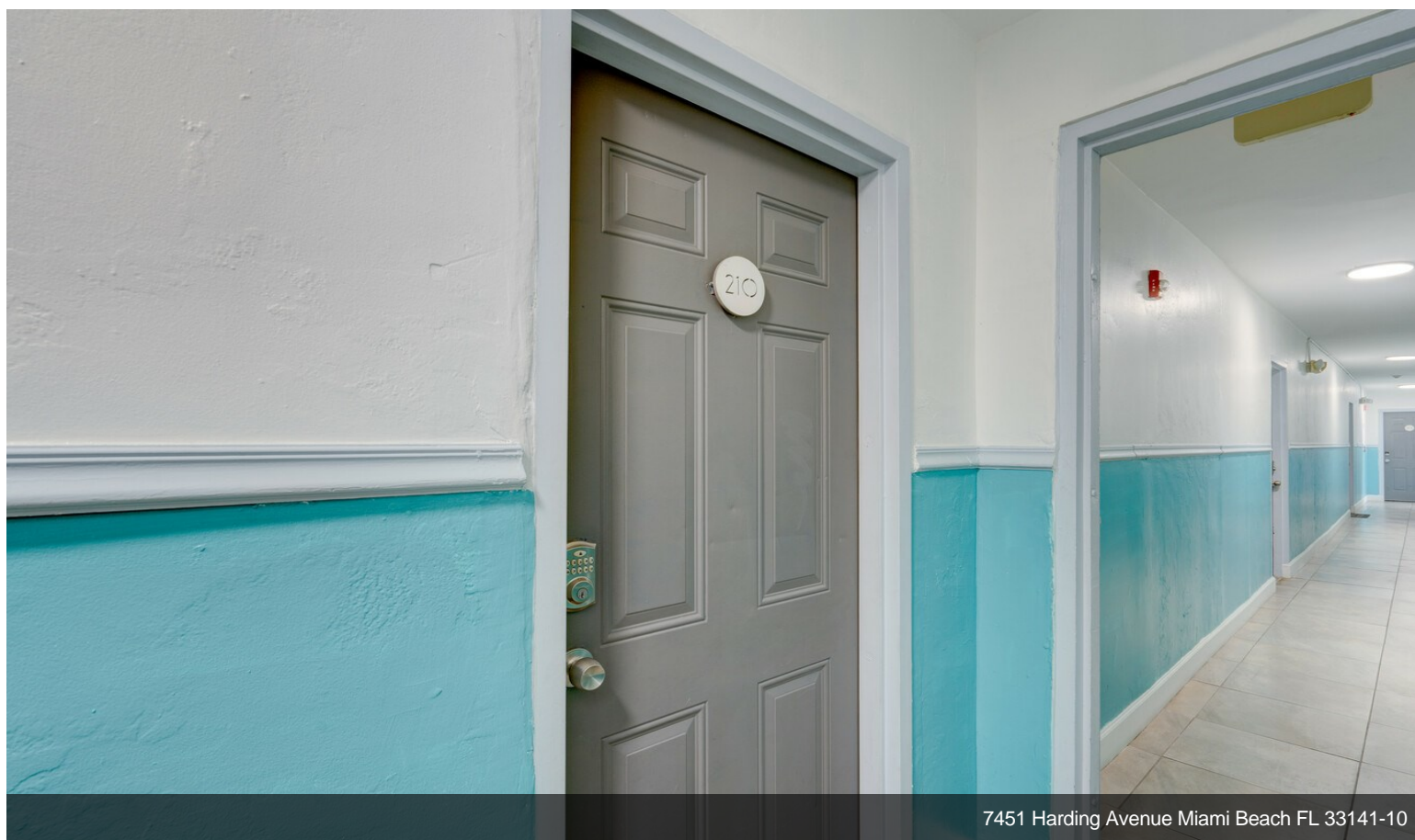
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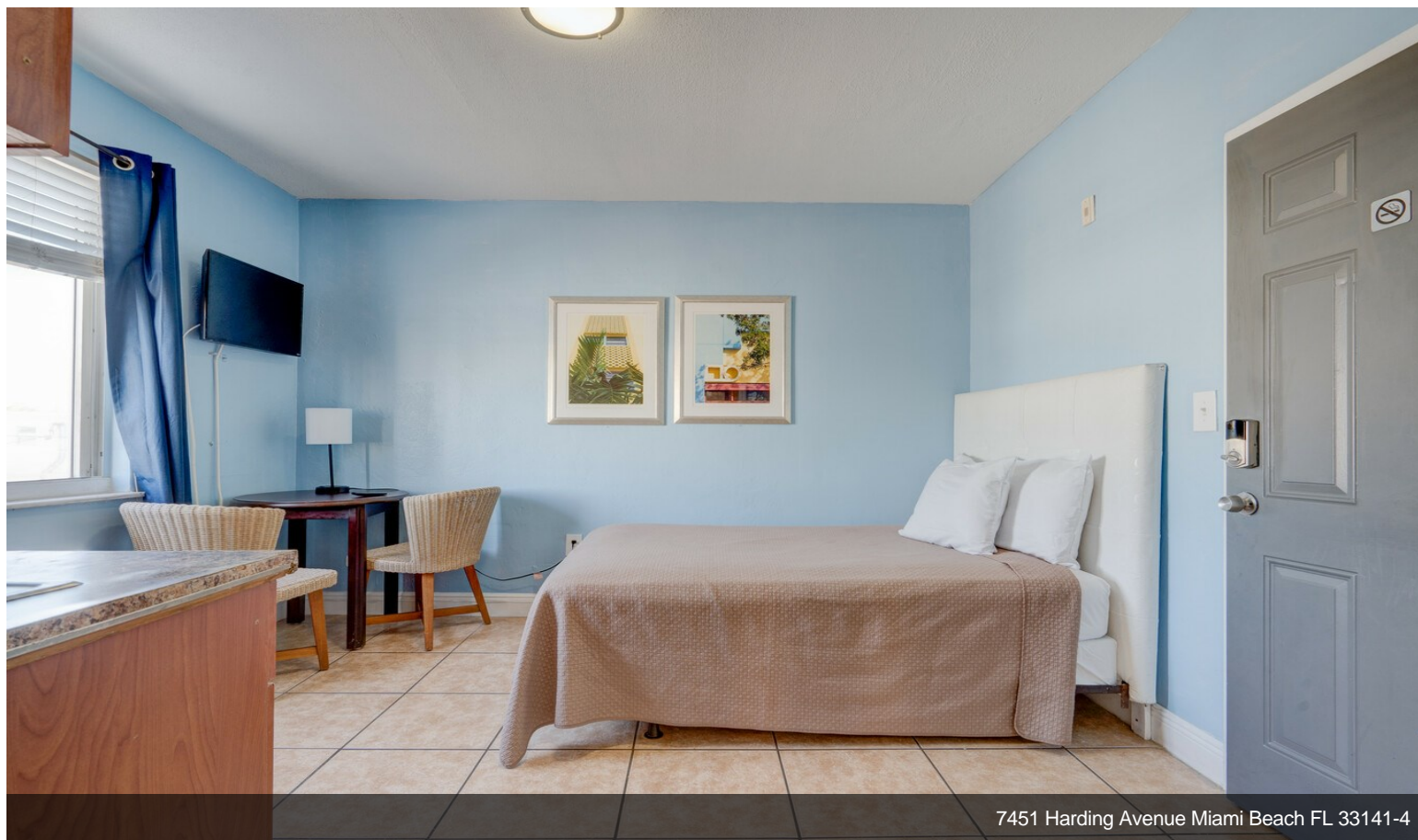


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7451 Harding Avenue Miami Beach FL 33141-4

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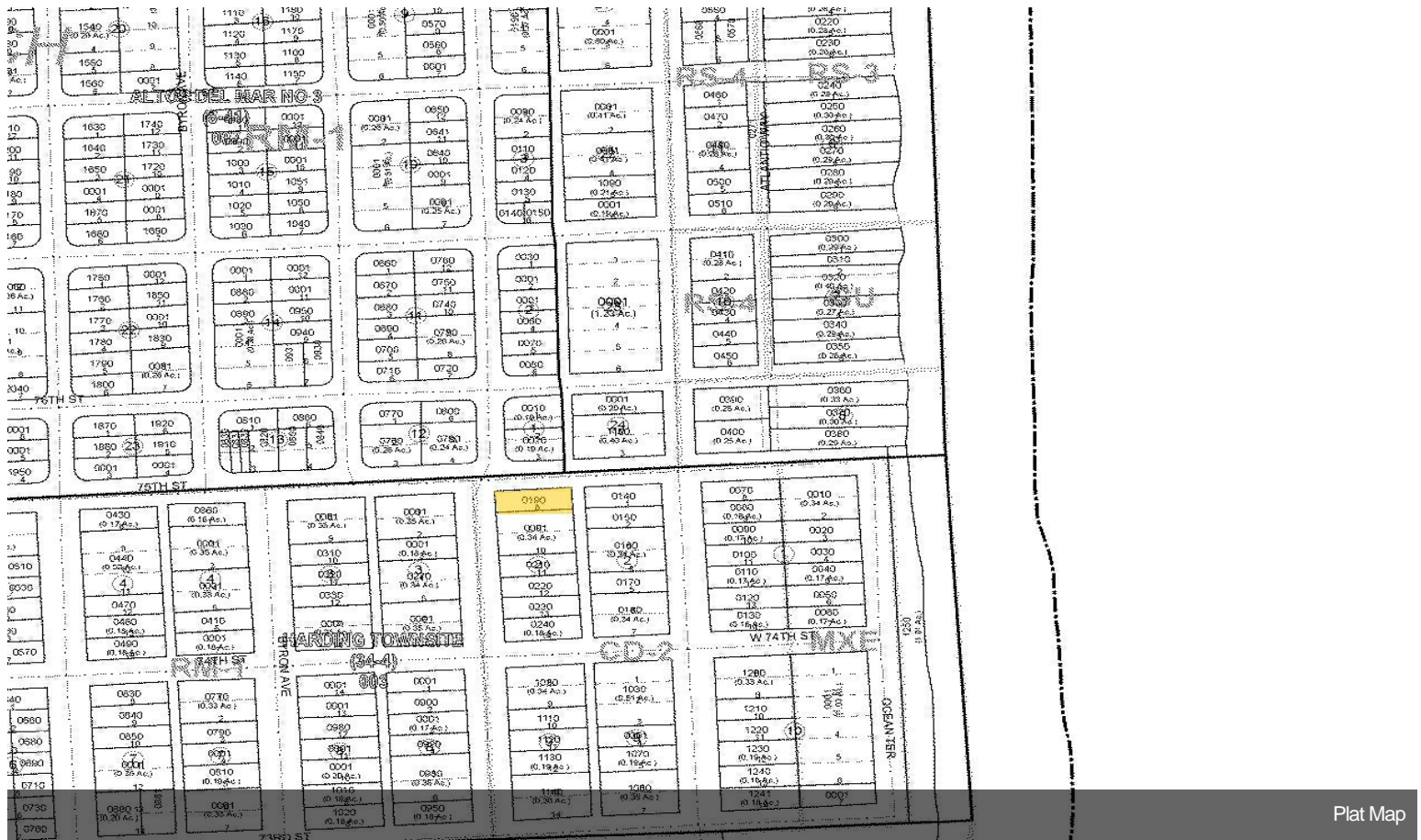
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Aerial



# Property Photos



Plat Map



Interior Photo

# Property Photos



Interior Photo



Interior Photo

# Property Photos



Building Photo



Building Photo

# Property Photos



Building Photo



Building Photo