

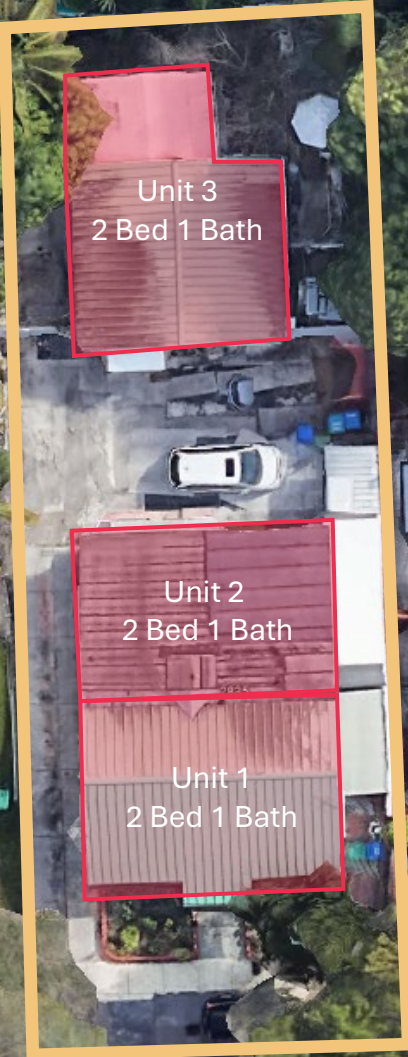


Miami (Coral Gables Adjacent)| 3 Unit Multi-Family
Townhouse Redevelopment Opportunity

2835 SW 37 Ct | Miami, FL 33134

Derek Varona
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Rent Roll			
Unit #	Size	Monthly Rent	Terms
Unit 1	2 Beds 1 Bath	\$ 2,600.00	Month to Month
Unit 2	2 Beds 1 Bath	\$ 1,900.00	Expires Feb 2026
Unit 3	2 Beds 1 Bath	\$ 1,850.00	Month to Month
	Total	\$ 6,350.00	
	Annual Total	\$76,200.00	

Investment Opportunity in Silver bluff. This Triplex is currently Three 2 Beds & 1 Baths. Keep the property for income or redevelop into luxury townhouse. The property has 2 electrical meters, one water meter, and on sewer. Located in one of Miami's most centrally positioned & charming neighborhoods, Silver Bluff is nestled between Coconut Grove, Coral Gables, & Brickell. The area is celebrated for its classic architecture, tree-lined streets, & an eclectic mix of historic homes & modern new construction—offering a perfect blend of timeless charm & contemporary living. Enjoy walkable access to parks, supermarkets, dining, and top-rated schools. With its unbeatable location, Silver Bluff puts you just minutes from the cultural vibrancy of Coconut Grove, the upscale shops of Coral Gables, the urban energy of Brickell, and the beautiful beaches of Key Biscayne.

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