



10 UNIT APARTMENT COMPLEX FOR SALE

2025 Calais Drive
Miami Beach, Florida 33141



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Coral Gables, FL 33146
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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

This waterfront, ocean access property sits on a wide canal in the beautiful Normandy Isle neighborhood of Miami Beach. The two-story, 10 unit apartment building includes eight large 1/1 units and two 2/2 units facing the water. Recently renovated, the building is in excellent condition with 40 year inspection completed 5 years ago. Great outdoor area with potential for additional income from dock space.

REDUCED TO SELL NOW!!!

OFFERING SUMMARY

Price:	\$3,400,000
Price Per Unit:	\$340,000
Type:	Income/Multi-Family
No. Stories:	2
No. Units:	10
County:	Miami-Dade County
Year Built:	1958
Apx Lot Size:	7,350 sq ft
Acres:	0.169

PROPERTY HIGHLIGHTS

- 10 Unit Apartment Building
- Waterfront Ocean Access
- Beautiful Normandy Isle neighborhood
- Building in excellent condition
- Potentially up to 5 waterfront Dock slips
- New roof in place prior to closing

LEGAL DESCRIPTION

9 10 53 42 NORMANDY WATERWAY SUB PB
40-60 W50FT OF LOT 7 BLK 44
LOT SIZE 50.000 X 147 OR 16608-2772 1294
1 COC 25860-3962 08 2007 5

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