

# REDUCED TO SELL NOW



New Development Rendering

## 10 UNIT APARTMENT COMPLEX FOR SALE

2025 Calais Drive  
Miami Beach, Florida 33141



**COLDWELL BANKER  
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REALTY**

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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 bedroom 1 bathroom units and one large 2 bedroom 2 bathroom unit and one large 2 bedroom 1 bath unit both 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.

## OFFERING SUMMARY

Price:	<b>\$3,325,000</b>
Price Per Unit:	\$332,500
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

## 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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