

NEW UPDATED LISTING WITH INCOME RETURN



New Development Rendering

10 UNIT APARTMENT COMPLEX FOR SALE

2025 Calais Drive
Miami Beach, Florida 33141



**COLDWELL BANKER
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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 new Jet Ski dock, additional income from dock space.

OFFERING SUMMARY

Price: **\$3,375,000**
Price Per Unit: **\$337,500**
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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10 UNIT APARTMENT COMPLEX FOR SALE