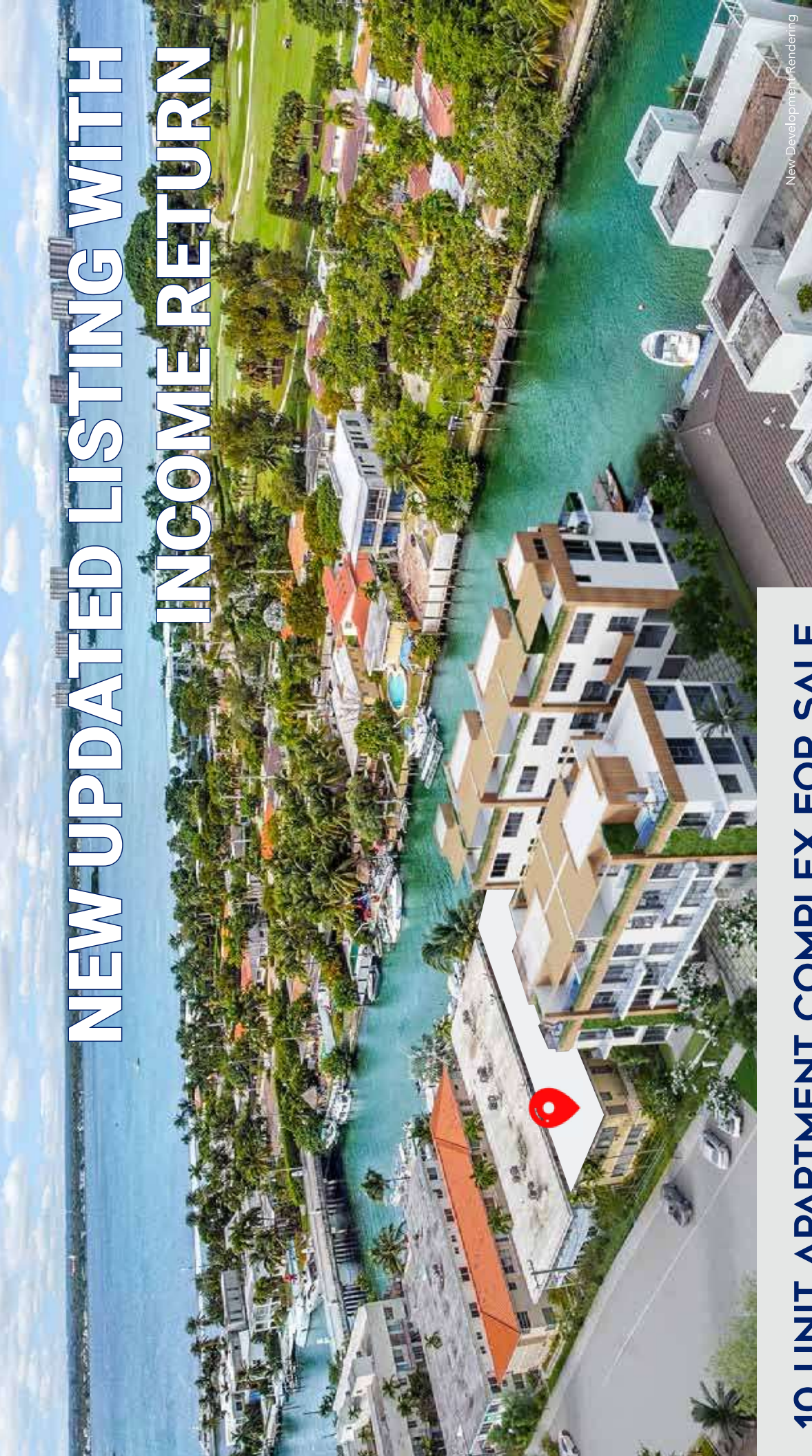


NEW UPDATED LISTING WITH INCOME RETURN



10 UNIT APARTMENT COMPLEX FOR SALE

2025 Calais Drive
Miami Beach, Florida 33141



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New Development Rendering

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: **\$3,099,000**

Price Per Unit: \$309,900

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



10 UNIT APARTMENT COMPLEX

- 8 - large 1 bedroom/1 bathroom units
- 1 - 2 bedrooms/2 bathrooms unit 5 facing the water
- 1 - 2 bedrooms/1 bathroom unit 10 facing the water and is fully furnished
- Newly Renovated
- Air Conditioning
- In-unit Laundry
- Refrigerator
- Waterfront
- Range
- Dishwasher
- Eat-in Kitchen



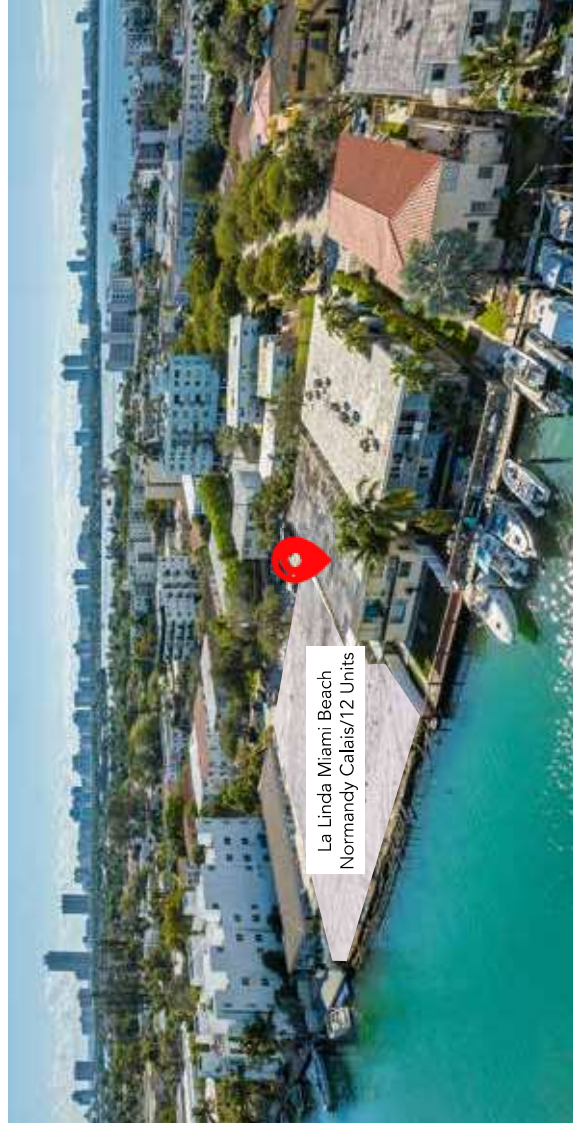


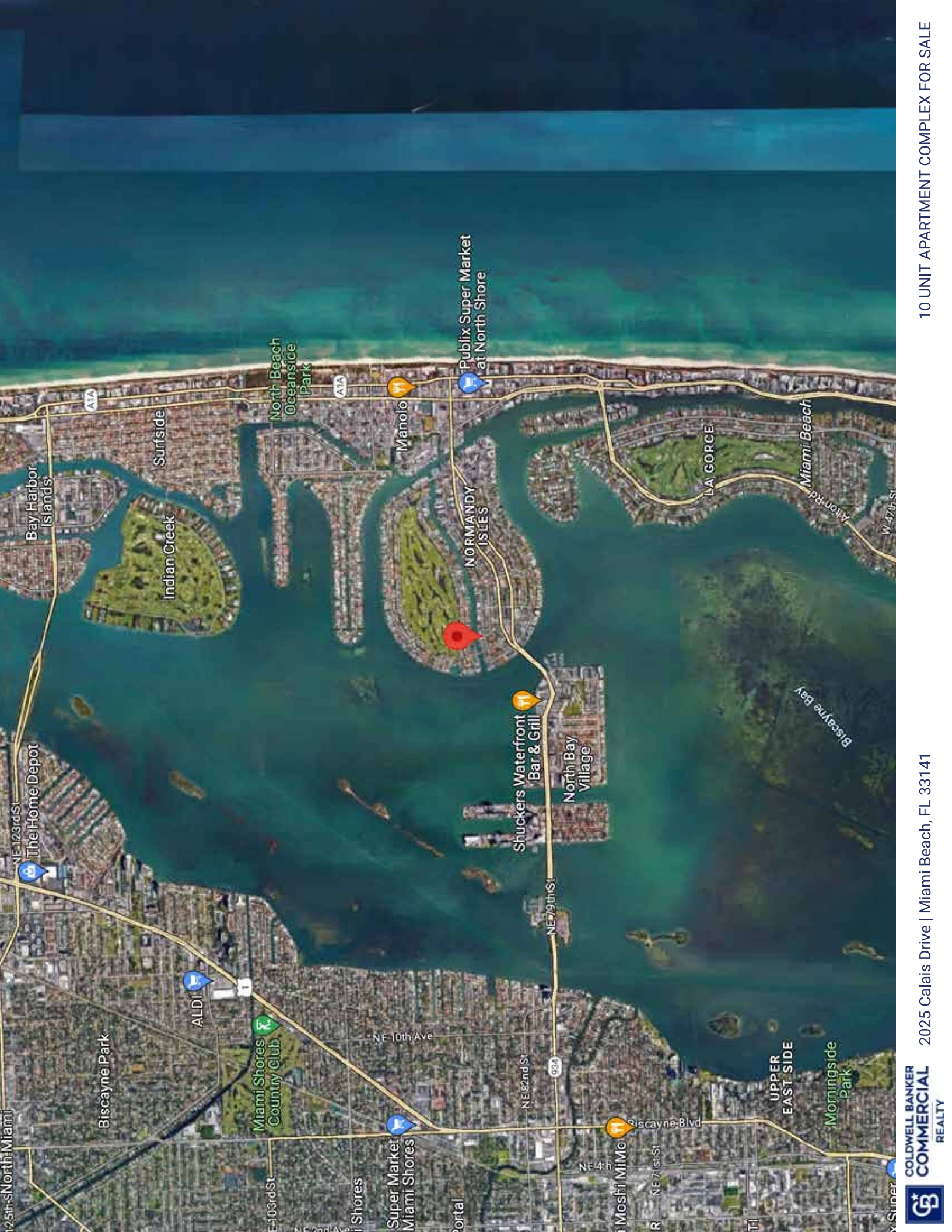
- Ocean Access through Biscayne Bay
- Recently completed 40 year inspection (2018)
- Dock Space for 5 boat slips, potential for additional income
- Beautiful outdoor area on wide canal

NEIGHBORHOOD SNAPSHOT

Normandy Isles, also referred to as Isle of Normandy, is a metropolitan neighborhood near the North Beach neighborhood of Miami Beach and is notably located within the glistening Biscayne Bay. To the North of Normandy Isles is Normandy Shores and to the south is the luxurious La Gorce neighborhood.

With its unique Miami Modern architecture and beach town vibe, Normandy Isle provides convenient access to Biscayne Bay, surrounding beaches, and all of Miami Beach. Highlights include the exceptionally maintained outdoor recreation center free to residents, the beautiful Normandy Shores Golf Club and the vibrant town center marked by the iconic Normandy Fountain.





10 UNIT APARTMENT COMPLEX FOR SALE

2025 Calais Drive | Miami Beach, FL 33141

COLDWELL BANKER
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 REALTY



NORTH MIAMI

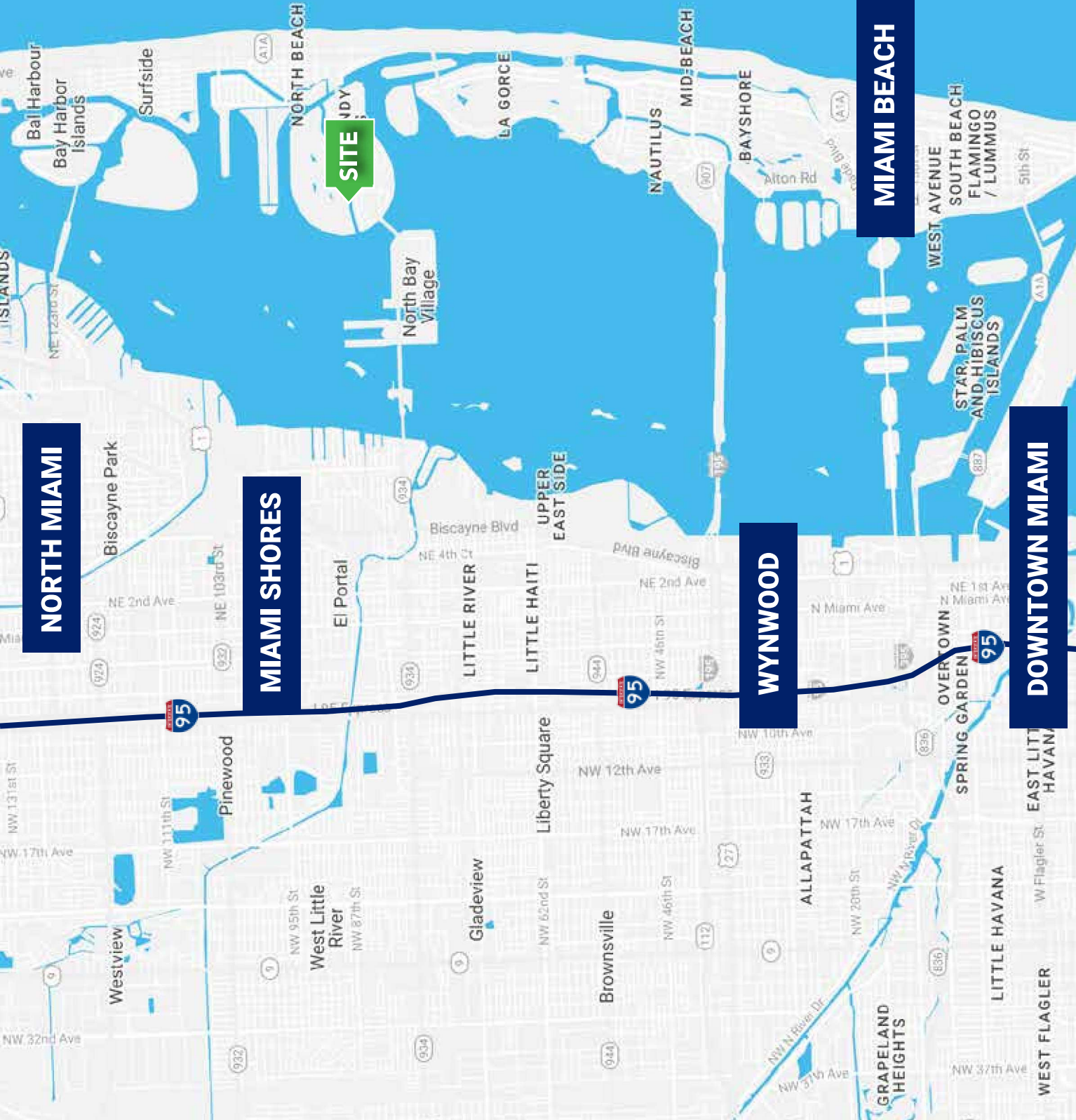
MIAMI SHORES

WYNWOOD

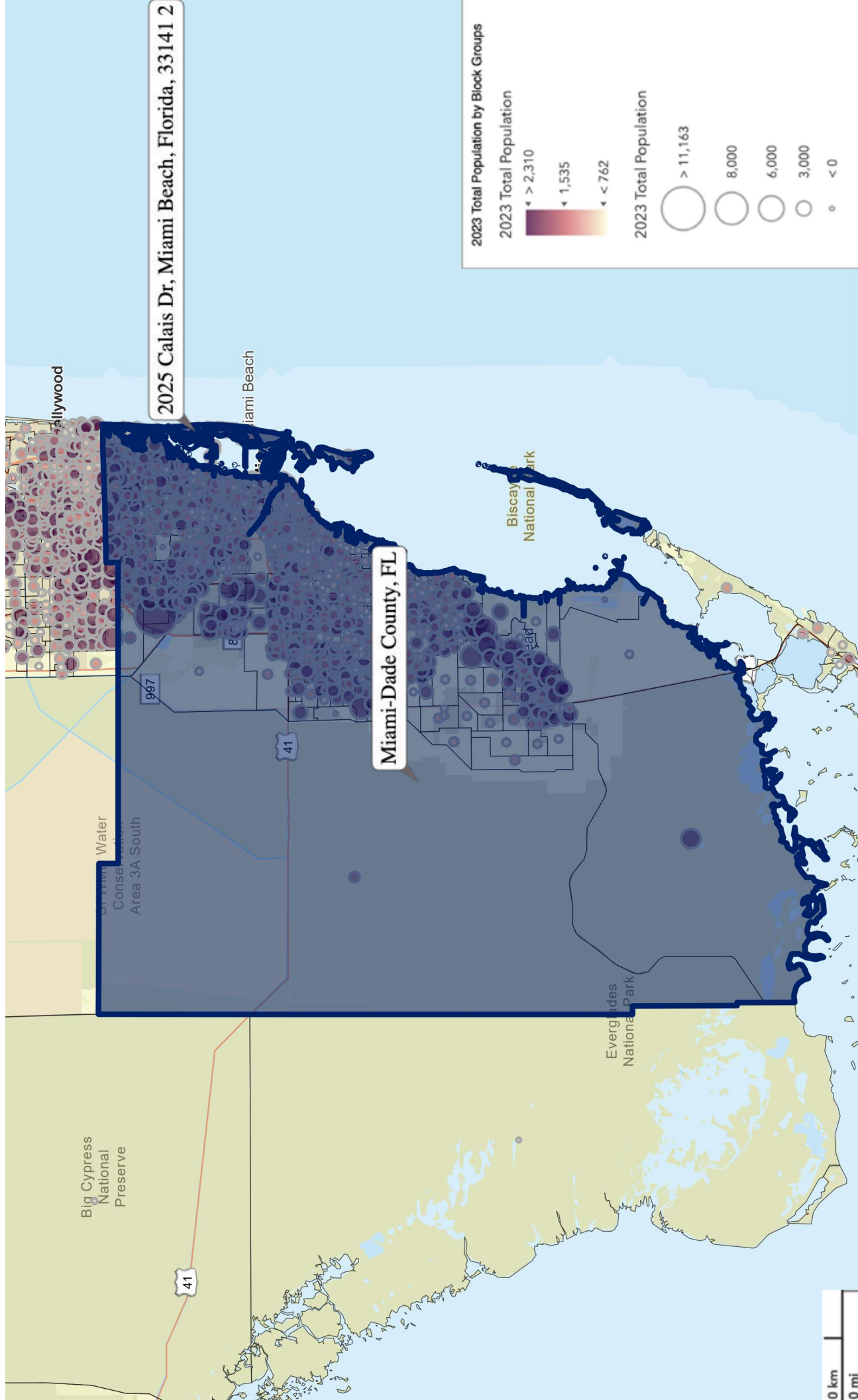
MIAMI BEACH

DOWNTOWN MIAMI

- 25 Minutes to Miami International Airport
- 20 Minutes to Miami Beach
- 20 Minutes to Downtown Miami



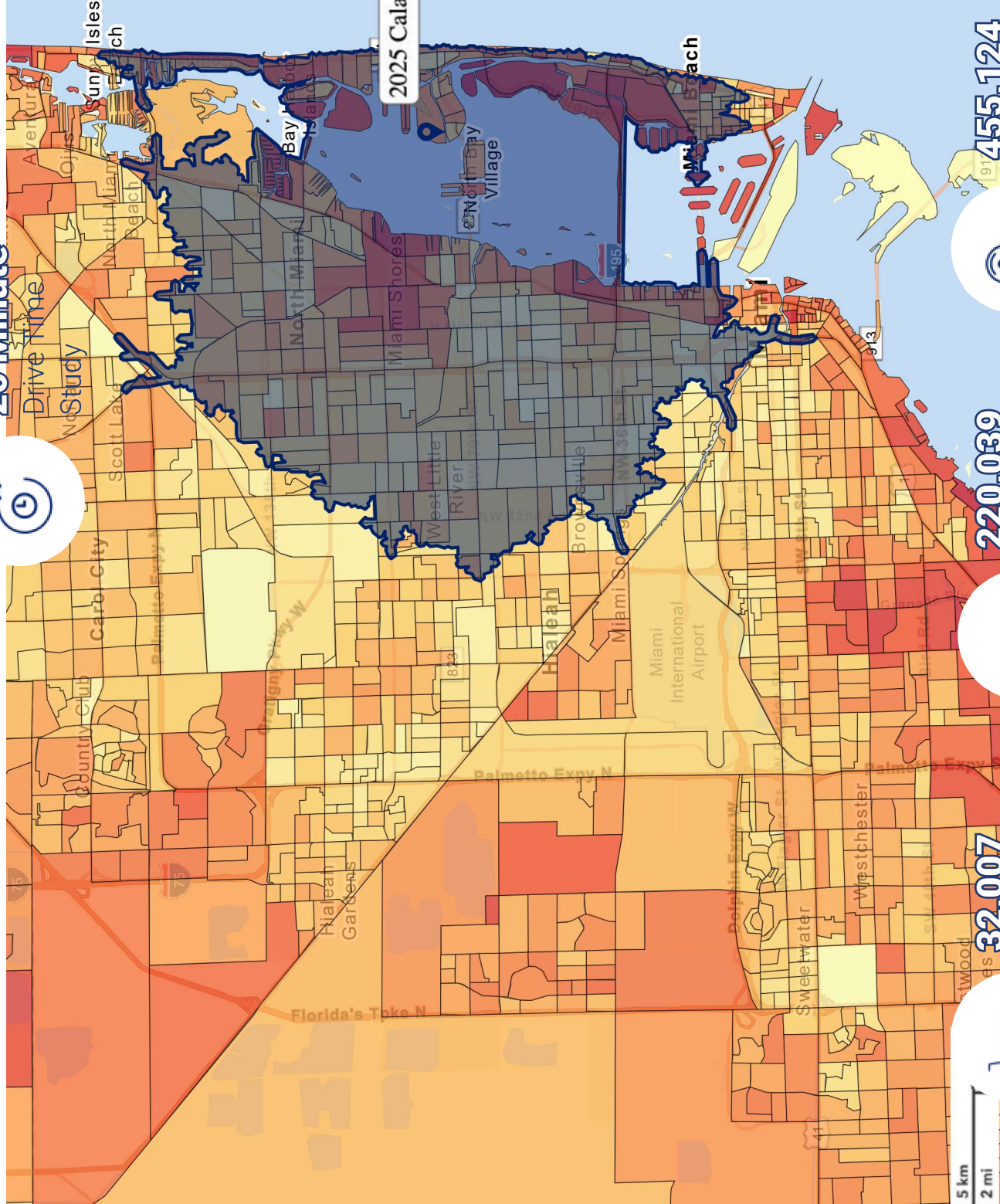
2023 MIAMI-DADE COUNTY POPULATION



All demographics based on Esri forecasts for 2023

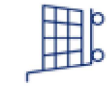
DEMOGRAPHICS

20 Minute



2025 Calais Dr, Miami Beach, Florida, 33141

5 km
2 mi



32,007

Businesses
within 20 Mins



220,039

Employees
within 20 Mins



455,124

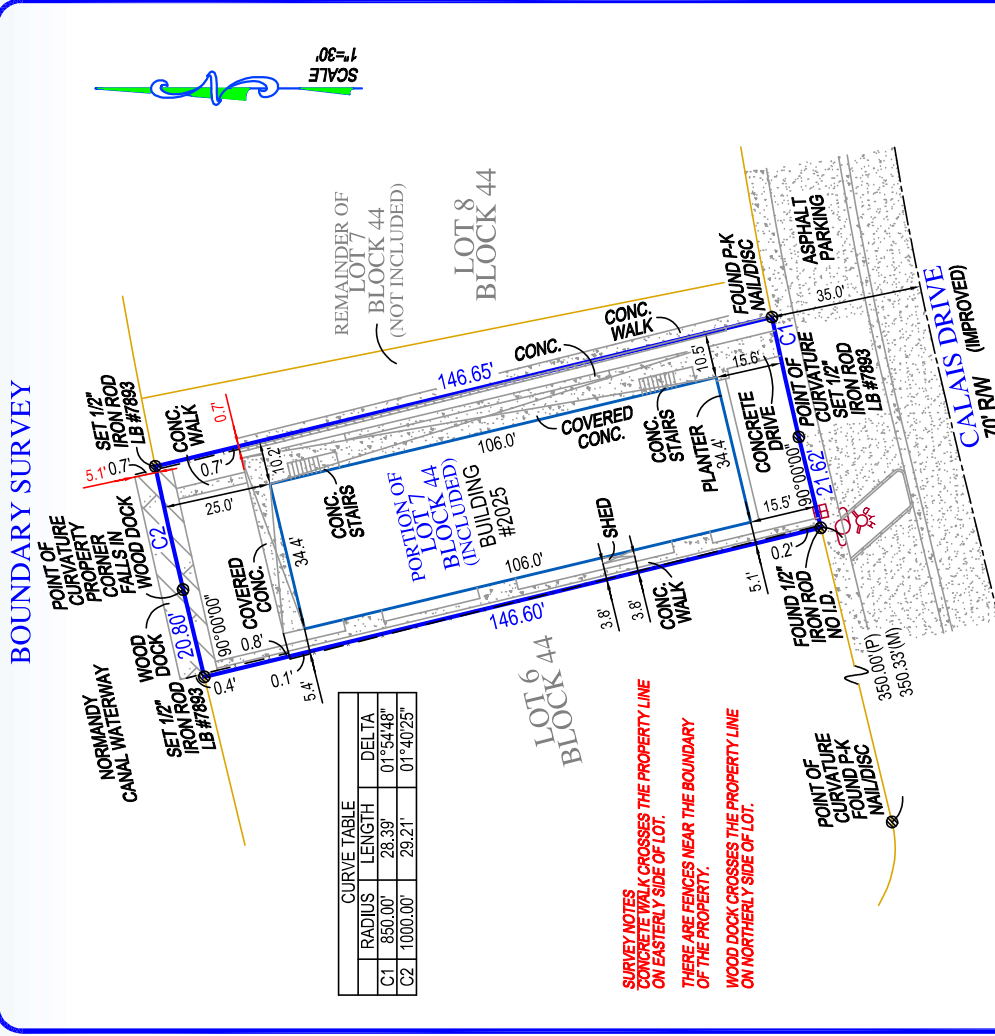
Population
within 20 Mins

2023 Average Household Income by Block
Groups



All demographics based on Esri forecasts for 2023

Demographics 20 Minutes
 Total Population: 455,124
 Total Households: 183,490
 Average HH Income: \$87,357



TARGET SURVEYING, LLC
LB #7893

SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE: (561) 946-6248
STATEWIDE FACSIMILE: (800) 741-0576
WEBSITE: <http://targetsurveying.net>

Digitally signed by
Kenneth Osborne
Date: 2022.09.26
22:36:57 -0400
C:\Users\k.osborne\Documents\2022\20220926\202209261521

(SIGNED) *Kenneth Osborne*
KENNETH OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL OR A RAISED EMBOSSED SEAL AND SIGNATURE.



Broker

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