



A11854394 SEFMLS © 2025



|                                                    |  |                       |                                        |                    |  |
|----------------------------------------------------|--|-----------------------|----------------------------------------|--------------------|--|
| Price: \$689,500                                   |  | MLS Number: A11854394 |                                        | Condo / Town Home  |  |
| 999 SW 1st Ave Unit 1611, Miami, Florida 33130 USA |  |                       |                                        |                    |  |
| Beds: 2                                            |  | Baths: 2              |                                        | Living Area: 1,097 |  |
| Unit: 1611                                         |  | HOA Fees: \$1,225     |                                        | Year Built: 2015   |  |
| Community: NINE AT MARY BRICKELL VIL               |  |                       | Subdivision: NINE AT MARY BRICKELL VIL |                    |  |
| Elementary School: Southside                       |  |                       | Junior High: Shenandoah                |                    |  |

## ABOUT THIS PROPERTY

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Freshly painted and income-producing, this fully furnished and equipped 2-bedroom, 2-bath residence in the heart of Brickell minimum rentals and is currently leased at \$4,000/month through June, with one parking space rented separately for \$175/month for immediate cash flow. The unit consistently attracts short- to mid-term professional tenants on assignment with the University demonstrating strong and repeat rental demand. Enjoy city skyline and pool views, resort-style amenities, wood-grain tile throughout the balcony, Italian cabinetry with quartz countertops, window shades, and brand-new custom closets in both bedrooms. A rare feature, the unit includes two assigned, side-by-side covered parking spaces, with the option to rent the second for approximately \$175â€“\$200 per month for additional income. Steps from MetroRail, Publix downstairs, Brickell City Centre, top restaurants, and shopping, this is ideal for professionals seeking turnkey living in Brickell.



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