



A11977137 SEFMLS © 2026



**Price: \$2,500,000**

**MLS Number: A11977137**

**Condo / Town Home**

**9 Island Ave Unit 2304, Miami Beach, Florida 33139 USA**

**Beds: 2**

**Baths: 2**

**Living Area: 1,440**

**Unit: 2304**

**HOA Fees: \$1,895**

**Waterfront: YES**

**Year Built: 1981**

**Community: NINE ISLAND AVENUE CONDO**

**Subdivision: NINE ISLAND AVENUE CONDO**

**Elementary School: North Beach**

**Junior High: Nautilus**

**High School: Miami Beach**

## ABOUT THIS PROPERTY

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Rare Venetian Islands opportunity at 9 Island Avenue including 40-ft boat slip, 3 assigned parking spaces, and private storage with panoramic Biscayne Bay views and abundant natural light through expansive windows. The split-bedroom layout provides spaces, private storage, and dock slip #20 accommodating a boat up to 40 feet — a rare amenity in Miami Beach. 9 Island , concierge and valet service, a bayfront pool, state-of-the-art fitness center, tennis courts, marina with boat slips, a children's the building offers quick access to Sunset Harbour's restaurants and boutiques, Lincoln Road, South Beach, and Downtown

# PROPERTY LOCATION

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Image



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