





**Price: \$685,000**

**MLS Number: A11978165**

**Condo / Town Home**

**488 NE 18th St Unit 2507, Miami, Florida 33132 USA**

**Beds: 1**

**Baths: 2**

**Living Area: 979**

**Unit: 2507**

**HOA Fees: \$996**

**Waterfront: YES**

**Year Built: 2018**

**Community: ARIA ON THE BAY CONDO**

**Subdivision: ARIA ON THE BAY CONDO**

**Elementary School: Wheatley; Phyllis**

**Junior High: de Diego; Jose**

**High School: Washington; Brooker T**

## ABOUT THIS PROPERTY

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Looking for an Edgewater condo with bay views, flexible space, and built-in rental income? This residence at Aria on the Bay overlooking Biscayne Bay. Aria on the Bay is known for its waterfront setting and full-service lifestyle. This residence features large windows that bring in consistent natural light, while the private balcony offers north-facing views of Biscayne Bay and the Miami skyline, and a modern kitchen with sleek cabinetry and stainless appliances. The den adds meaningful flexibility, whether for working from home or a well-designed bathroom, with an additional full bath for guests. Residents enjoy resort-style amenities including sunrise and sunset views, outdoor BBQ areas, and concierge service. Currently rented through Nov 2026 offering immediate income and stability for investors prioritizing income, flexibility, and long-term value. Perfect for 1031 Exchange.

# PROPERTY LOCATION

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Image



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