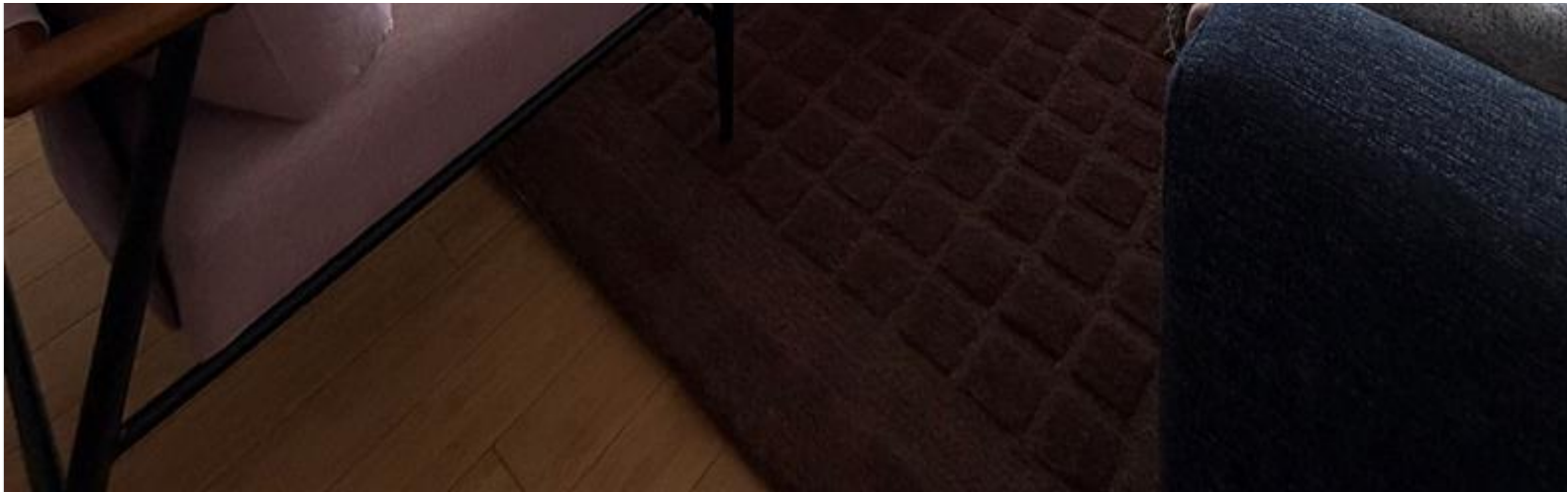




A12010620 SEFMLS © 2026



Price: \$320,000

MLS Number: A12010620

Condo / Town Home

18061 Biscayne Blvd Unit 601, Aventura, Florida 33160 USA

Beds: 2

Baths: 2

Living Area: 1,565

Unit: 601

HOA Fees: \$1,621

Waterfront: YES

Year Built: 1971

Community: DEL PRADO MARINA

Subdivision: DEL PRADO MARINA

Elementary School: Palm Beach Gardens

Junior High: Highland Oaks

ABOUT THIS PROPERTY

Spacious 2-bedroom, 2-bathroom apartment featuring a beautiful view and currently rented at \$2,225/month to a long-term tenant on a month-to-month basis. The unit offers a newer A/C system (approximately 1 year old). Please note there is no washer and dryer unit. HOA IS \$1283.82 plus monthly assessment \$338.11= \$1621.93. it can be rented twice a year after living in property for 12 months. Current By-laws limit leasing to 30%. When the limit is reached, a waiting list is maintained. The building has Structural capital reserves. This is a FIRPTA transaction, as the owner is an international investor. There is an existing assessment, which can be paid by the buyer's option to pay immediately or defer until 2040.

PROPERTY LOCATION

Image



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