



A11749875 SEFMLS© 2025



Price: \$470,000

MLS Number: A11749875

Condo / Town Home

1861 NW S River Dr Unit 2609, Miami, Florida 33125 USA

Beds: 2

Baths: 2

Living Area: 1,087

Unit: 2609

HOA Fees: \$1,296

Waterfront: YES

Year Built: 2010

Community: TERRAZAS RIVERPARK VILLAG

Subdivision: TERRAZAS RIVERPARK VILLAG

Elementary School: Citrus Grove

Junior High: Citrus Grove

High School: Miami Jackson

ABOUT THIS PROPERTY

Great investment or Homeowner opportunity! This remodeled unit offers in unit storage and Panoramic views of the River and Skyline. Furniture available for purchase. Lobby, Elevators, Pool, and Building are scheduled for renovation in the next months. Great future value. Enjoy resort-style amenities including valet, pool, jacuzzi, sauna, renovated gym, 24/7 convenience store, party space, BBQ area, and 24-hour gated security. A beautiful riverfront park next door is currently being renovated, and the building is on the River yet not in a flood zone. Pets are welcome. Parking and Storage are available at an additional cost. Centrally located near Midway Landing Shops, grocery stores, restaurants, airport (7 min), Downtown, Wynwood, Brickell (8-12 min), Miami Beach (16 min) (15 min), Hospital and Baseball stadium (5 min). Quiet Residential Neighborhood and fast-growing area surrounded by new developments including restaurants and soccer stadium. HOA includes water, trash, pest control, and amenities. Rented until October 14th. \$3,700/month which would be transferred to new owner.



©2026 | BREC REALTY GROUP, LLC,
YOUR REAL ESTATE ADVISOR IN MIAMI
USA: + 1.954.884.5050
BREC@BRECREALTY.COM | [PRIVACY POLICY](#) |
[ACCESSIBILITY](#)

