





**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/m 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 thru 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 \$175-\$200 per month for additional income. Steps from MetroRail, Publix downstairs, Brickell City Centre, top restaurants ideal for professionals seeking turnkey living in Brickell.

# PROPERTY LOCATION

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Image



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