



A11854394 SEFMLS © 2025



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

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/month for 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 throughout 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 \$175â€“\$200 per month for additional income. Steps from MetroRail, Publix downstairs, Brickell City Centre, top restaurants, and more, this is ideal for professionals seeking turnkey living in Brickell.

PROPERTY
LOCATION



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