



A11987580 SEFMLS © 2026



**Price: \$485,000**

**MLS Number: A11937580**

**Condo / Town Home**

**45 SW 9th St Unit 1609, Miami, Florida 33130 USA**

**Beds: 1**

**Baths: 1**

**Half Baths: 1**

**Living Area: 738**

**Unit: 1609**

**HOA Fees: \$1,040**

**Year Built: 2017**

**Community: BRICKELL HEIGHTS EAST CON**

**Subdivision: BRICKELL HEIGHTS EAST CON**

**Elementary School: Southside**

**Junior High: Shenandoah**

**High School: Washington; Brooker T**

## ABOUT THIS PROPERTY

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Looking for a well-located Brickell condo that actually makes sense—whether you plan to live in it, use it part-time, or rent it? Located just steps from Brickell City Centre, it enjoys open city views, natural light throughout the day, and a functional layout with a powder room, and a private balcony where you can unwind at the end of the day. What makes this property stand out is its versatility, whether that's personal use, income potential, or a mix of both. Residents have access to two pools, including a rooftop pool, a fitness center, business and media rooms, kids' playroom, and entertainment spaces. With valet, 24/7 front desk, and concierge service, you already know that not every unit offers this level of location + flexibility at this price point.

# PROPERTY LOCATION

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Image



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YOUR REAL ESTATE ADVISOR IN MIAMI  
USA: + 1.954.884.5050

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