



A11944168 SEFMLS© 2026

Price: \$581,000

MLS Number: A11944168

Condo / Town Home

7135 Collins Ave Unit 435, Miami Beach, Florida 33141 USA

Beds: 2

Baths: 2

Living Area: 1,455

Unit: 435

HOA Fees: \$960

Waterfront: YES

Year Built: 1970

Community: BURLEIGH HOUSE CONDO

Subdivision: BURLEIGH HOUSE CONDO

Elementary School: Biscayne

Junior High: Nautilus

ABOUT THIS PROPERTY

THIS IS A RARE OPPORTUNITY TO OWN A SPACIOUS NORTH BEACH MIAMI BEACH UNIT IN ITS ORIGINAL CONDITION. RENOVATION. SITUATED IN A BEACHFRONT BUILDING, RESIDENTS ENJOY DIRECT ACCESS TO THE SAND AND CAN JUST STEP ONTO THE BEACH. THE UNIT IS NOT OCEANFRONT BUT OFFERS BIG CITY VIEWS OVERLOOKING THE VIBRANT SURROUNDING NEIGHBORHOOD. WHILE THE BUILDING HAS SPECIAL ASSESSMENTS, THE SELLERS HAVE AGREED TO SPECIAL ASSESSMENTS AT THE LISTING PRICE, PROVIDING A UNIQUE VALUE PROPOSITION FOR BUYERS. PRICED FAIRLY, THIS OFFERS EXCEPTIONAL UPSIDE POTENTIAL. REMODELED COMPARABLE UNITS IN THE BUILDING ARE CURRENTLY SELLING ABOVE THIS UNIT'S LIST PRICE. MAKING THIS A STRONG INVESTMENT OR PERSONAL PROJECT. BRING YOUR VISION TO TRANSFORM THIS GEM INTO A MODERN, HIGH-END BEACH LIFESTYLE RESIDENCE IN ONE OF MIAMI BEACH'S MOST DESIRED COMMUNITIES. DON'T MISS THIS OPPORTUNITY TO CAPTURE VALUE IN A PRIME BEACH COMMUNITY.



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