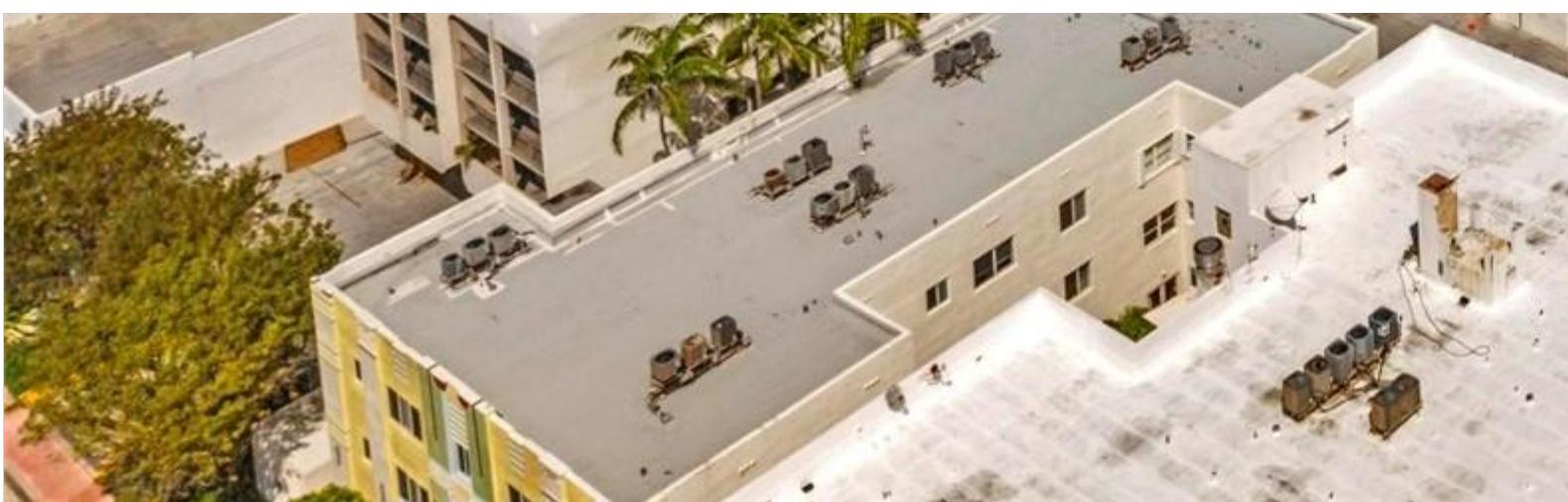




A11956435 SEFMLS© 2026



**Price: \$689,000**

**MLS Number: A11956435**

**Condo / Town Home**

**2625 Collins Ave Unit 1109, Miami Beach, Florida 33140 USA**

**Beds: 2**

**Baths: 2**

**Living Area: 1,075**

**Unit: 1109**

**HOA Fees: \$763**

**Waterfront: YES**

**Year Built: 1980**

**Community: OCEANFRONT PLAZA CONDO**

**Subdivision: OCEANFRONT PLAZA CONDO**

**Elementary School: North Beach**

**Junior High: Nautilus**

**High School: Miami Beach**

## ABOUT THIS PROPERTY

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This building checks all the boxes. Sitting 11 floors above the dunes, between the Atlantic Ocean and Lake Pancoast is why outside the building will sweep you away for shopping, the New World Symphony, Filmore concerts or the MB Convention Ce finish. This unit offers waterviews of beautiful Lake Pancoast with watercraft rentals, sunsets and City views. Or take an elev: endure time. Samsung appliances, tankless water heater and AC <2 years old; Insignia wine cooler. New electric panel w/ 95 add'l unit storage 6th floor; Ammenities include 2nd floor activities room with billiards, ping pong, clubhouse, community roon improvements wrapping up. 90 day rentals allowed. ESA/Service Animals WELCOMED. Promenade Beautification Planning

# PROPERTY LOCATION

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Image



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