



A11964695 SEFMLS © 2025



**Price: \$309,900**

**MLS Number: A11964695**

**Condo / Town Home**

**401 N 69th St Unit 607, Miami Beach, Florida 33141 USA**

**Beds: 1**

**Baths: 1**

**Living Area: 934**

**Unit: 607**

**HOA Fees: \$1,200**

**Year Built: 1970**

**Community: 401 BLU OF NORTH BEACH CO**

**Subdivision: 401 BLU OF NORTH BEACH CO**

**Elementary School: Biscayne**

**Junior High: Nautilus**

**High School: Miami Beach**

## ABOUT THIS PROPERTY

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401 BLU is a modern 17-story condominium located in the desirable North Beach neighborhood of Miami Beach, directly across from the beach and steps from excellent public transportation, making it easy to enjoy everything Miami Beach has to offer. 4 contemporary residences designed for comfortable coastal living, many with glass balconies, hurricane-impact windows, generous space, and beautiful city, bay, and ocean views. Residents enjoy a rooftop pool with panoramic skyline and ocean views, a fitness center, conference room, and 24-hour doorman and security. The building is pet-friendly, allowing up to two pets per unit, and is rental-friendly with a minimum 30-day lease, offering flexibility for full-time residents and investors alike. Conveniently located within walking distance to a Publix supermarket, restaurants, shops, and everyday services, 401 BLU combines lifestyle, accessibility, and value in one of Miami Beach's most convenient and growing neighborhoods. Ideal as a primary residence, second home, or investment property. VACANT lock box easy to show, prime location, won't last !!

# PROPERTY LOCATION

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