



BREC REALTY

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**Price: \$360,000**

**MLS Number: A11990843**

**Condo / Town Home**

**7601 Byron Ave Unit 3A, Miami Beach, Florida 33141 USA**

**Beds:** 2

**Baths:** 2

**Living Area:** 1,260

**Unit:** 3A

**HOA Fees:** \$545

**Year Built:** 1977

**Community:** BYRON EAST CONDO

**Subdivision:** BYRON EAST CONDO

**Elementary School:** Biscayne

**Junior High:** Nautilus

**High School:** Miami Beach

## ABOUT THIS PROPERTY

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Spacious and very bright fully furnished 2-bedroom, 2-bathroom corner unit in a prime North Beach location, just steps from the beach and within walking distance to shops, restaurants, and local amenities. This well-maintained unit features two private balconies with shutters, a remodeled kitchen with wood cabinets and granite countertops, and has been freshly painted, offering a comfortable and functional layout. The property includes one assigned covered parking space and benefits from low maintenance fees. The building has already completed its 40-year recertification, providing added value and peace of mind. Ideal for investors, the unit is currently rented and generates immediate income, or perfect as a vacation home with the flexibility to rent for a minimum of 6 months and enjoy it the rest of the year. A great opportunity in a growing area, easy to show and ready to go.

# PROPERTY LOCATION

Image



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