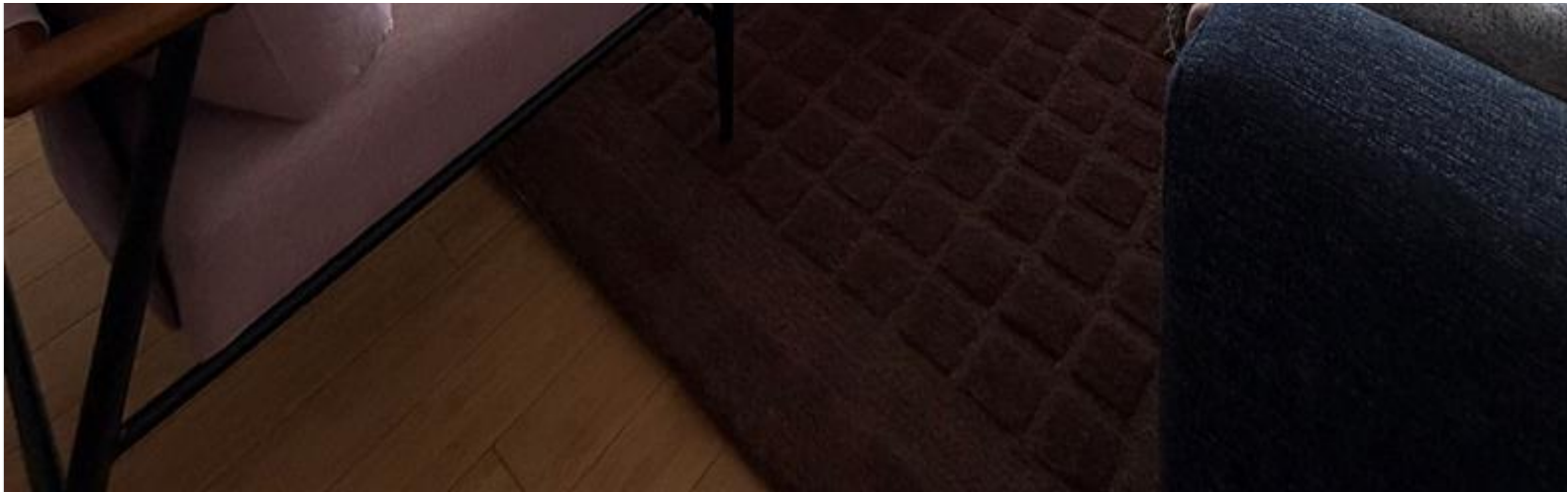




A12010620 SEFMLS © 2026



Price: \$320,000

MLS Number: A12010620

Condo / Town Home

18061 Biscayne Blvd Unit 601, Aventura, Florida 33160 USA

Beds: 2

Baths: 2

Living Area: 1,565

Unit: 601

HOA Fees: \$1,621

Waterfront: YES

Year Built: 1971

Community: DEL PRADO MARINA

Subdivision: DEL PRADO MARINA

Elementary School: Palm Beach Gardens

Junior High: Highland Oaks

ABOUT THIS PROPERTY

Spacious 2-bedroom, 2-bathroom apartment featuring a beautiful view and currently rented at \$2,225/month to a long-term tenant on a month-to-month basis. The unit offers a newer A/C system (approximately 1 year old). Please note there is no washer and dryer unit. HOA IS \$1283.82 plus monthly assessment \$338.11= \$1621.93. it can be rented twice a year after living in property for 12 months. Current By-laws limit leasing to 30%. When the limit is reached, a waiting list is maintained. The building has Structural capital reserves. This is a FIRPTA transaction, as the owner is an international investor. There is an existing assessment, with the buyer's option to pay immediately or defer until 2040.

PROPERTY LOCATION

Image



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