



Price: \$425,000

MLS Number: A12043637

Condo / Town Home

750 Collins Ave Unit 306, Miami Beach, Florida 33139 USA

Beds: 2

Baths: 1

Living Area: 612

Unit: 306

HOA Fees: \$466

Year Built: 1935

Community: THE EMPIRE CONDO

Subdivision: THE EMPIRE CONDO

Elementary School: South Pointe

Junior High: Nautilus

High School: Miami Beach

ABOUT THIS PROPERTY

Rare opportunity to own a legal short-term rental property in the heart of South Beach. One of the few buildings that allows d 100% of their rental income with no mandatory management program or revenue split. This bright top-floor corner unit at The kitchenette, spacious living/dining area, and a large walk-in closet. Ideally positioned facing Collins Avenue, you're just steps and a public parking garage. Recent owner improvements include a new air handler (2023), a complete designer bathroom r flooring and baseboards (2025). Additional features include updated kitchen finishes and abundant natural light throughout. \ home, or full-time residence, this turnkey property offers an unbeatable South Beach location with exceptional income potent



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