

FOR SALE

515 NE 82nd Street 575 NE 61st Street Miami, FL

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Two Income Producing Multi-Family Buildings For Sale

Colliers International is pleased to present the opportunity to acquire a two-multi family properties site strategically positioned in one of Miami's most dynamic areas. Located in Miami, Florida, the site offers a total of $\pm 17,947$ SF multifamily space to serve the residents and visitors of downtown Miami.

Strategically Positioned

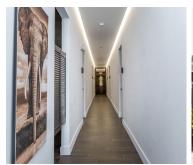
- Easily assess I-95 from both properties
- Located near the Magic City Innovation District
- Area amenities include the Midpoint Shops, MiMo District, Miami Beach, and more
- Immediate proximity to major transit projects: All Aboard Florida's Brightline
- Price:
 515 NE 82nd Street 13 Units \$2.6 million
 575 NE 61st Street 8 Units \$1.6 million

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The properties are located in the MiMo District and are near the Triton Development, Magic City Innovation District, Midpoint Shops and the boutique hotels and trendy shops of Edgewater.









INVESTMENT SUMMARY

Address	575 NE 61st Street, Miami, FL		
Property type	Low-rise apartments		
Zoning designation	R-3		
Land Area SF	±4,792		
Land Area AC	0.11		
Number of Parcels	1		
Address	515 NE 82nd Street, Miami, FL		
Property type	Low-rise apartments		
Zoning designation	B-1, Miami		
Land Area SF	±13,155		
Land Area AC	0.30		
Number of Parcels	2		

INDIVIDUAL PARCEL BREAKDOWN

ADDRESS	SIZE	APNs	Current Use
1. 515 NE 82nd Street	7,348 SF	01-3207-023-0010, 01-3207-054-0040	Multi-family apartments
2. 575 NE 61st Street	2,786 SF	01-3218-030-0290	Multi-family apartments

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