



## 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 ±17,947 SF multifamily space to serve the residents and visitors of downtown Miami.

### Strategically Positioned

- Easily access 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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