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Price: \$689,500			MLS Number: A11854394			Condo / Town Home		
999 SW 1st Ave Unit 1611, Miami, Florida 33130 USA								
Beds: 2			Baths: 2			Living Area: 1,097		
Unit: 1611			HOA Fees: \$1,225			Year Built: 2015		
Community: NINE AT MARY BRICKELL VIL					Subdivision: NINE AT MARY BRICKELL VIL			
Elementary School: Southside					Junior High: Shenandoah			

ABOUT THIS PROPERTY

Freshly painted and income-producing, this fully furnished and equipped 2-bedroom, 2-bath residence in the heart of Miami is available for 30-day minimum rentals and is currently leased at \$4,000/month through June, with one parking space rented separately for \$175/month, providing immediate cash flow. The unit consistently attracts short- to mid-term professional tenants on a long-term basis with the University of Miami, demonstrating strong and repeat rental demand. Enjoy city skyline and pool views, resort-style amenities, wood-grain tile throughout including the balcony, Italian cabinetry with quartz countertops, window shades, and brand-new custom closets in both bedrooms. A rare Brickell feature, the unit includes two assigned, side-by-side covered parking spaces, with the option to rent the second for approximately \$175â€”\$200 per month for additional income. Steps from Publix downstairs, Brickell City Centre, top restaurants and shops, and ideal for professionals seeking turnkey living.

