



Price: \$550,000

MLS Number: A12055531

Condo / Town Home

485 Brickell Ave Unit 2306, Miami, Florida 33131 USA

Beds: 1

Baths: 1

Living Area: 842

Unit: 2306

HOA Fees: \$1,927

Waterfront: YES

Year Built: 2009

Community: ICON BRICKELL CONDO NO 3

Subdivision: ICON BRICKELL CONDO NO 3

ABOUT THIS PROPERTY

Beautifully furnished 1BR/1BA residence in Icon Brickell Tower III (W Hotel/Viceroy), This property is fully approved for Airbnb and short-term rentals year-round, making it a top-tier income-producing asset in the heart of Brickell, located on the south side of the Miami River in the heart of Brickell. Enjoy stunning Miami River and city skyline views from this stylish unit featuring ceramic floors, Italian cabinetry, spacious walk-in closet, and in-unit washer and dryer. Short-term rentals and daily rentals are allowed, making this an exceptional investment opportunity with strong income potential. Residents enjoy world-class amenities including a bayfront infinity pool, state-of-the-art fitness center, full-service spa with sauna and steam rooms, concierge, valet parking, and Philippe Starck-designed common areas. Home to renowned restaurants including Cipriani and Cantina La Veinte. Walking distance to Brick City Centre, Mary Brickell Village, top dining, shopping, nightlife, and the Metromover. Minutes from Downtown Miami, Miami Beach, Coconut Grove, and Miami International Airport. Currently leased through June 16, 2027, at \$4,400/month, with the tenant operating short-term subleases in accordance with building regulations. Maintenance: Iconbrickell No.3: \$23.90 + Senyar Miami Holdings: \$1,492.06 + Master \$410.96, Total \$1,927 monthly.

