



**Price: \$305,000**

**MLS Number:** A11778390

**Condo / Town Home**

**7326 Collins Ave Unit 102, Miami Beach, Florida 33141 USA**

**Beds:** 1

**Baths:** 1

**Living Area:** 488

**Unit:** 102

**HOA Fees:** \$588

**Year Built:** 1940

**Community:** WELWORTH CONDO

**Subdivision:** WELWORTH CONDO

**Elementary School:** Biscayne

**Junior High:** Nautilus

**High School:** Miami Beach

## ABOUT THIS PROPERTY

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Seize this moment to own an Art Deco gem at the hottest neighborhood in Miami Beach. Short-term rental approved, one-bedroom unit in boutique building, fully renovated in 2005, one block from the ocean, in the center of North Beach, surrounded by restaurants, shopping and nightlife. Use as a pied-a-terre when in town, and monetize while you're out. New construction is trading at three times the price per square foot, with equivalent multiples on maintenance fees. High investment potential with commercial properties in the area selling in the tens of millions.

