

**EXCLUSIVE
OFFERING**

CASA ARCOS

120 SW 20th Avenue, Miami, FL 33135



PROPERTY SUMMARY

Casa Arcos is an exceptionally located multifamily property situated in Little Havana's central corridor between Flagler Street and Calle Ocho. This six-unit building features a diverse unit mix of junior one-bedroom, one-bedroom, and two-bedroom units. With a history of stable operations and significant upside potential with below market rents, this meticulously maintained property is being offered for sale for the first time in 14 years.

Positioned one block South of Flagler Street, the property offers immediate access to public transit, retail, dining, and vibrant nightlife. Within a 2-block radius, residents can reach Publix, several supermarkets, pharmacies, medical centers, and restaurants, providing convenient access to daily amenities and major employment centers. The property is also located within half a mile of both Miami Senior High School and Citrus Grove K-8 School.

With strong location fundamentals, a balanced unit mix, and a sizable 5,940 square foot lot with T6-8-O zoning, 120 SW 20th Avenue offers significant upside potential through rent growth and operational enhancements. This asset is an attractive value-add opportunity for investors seeking to capitalize on Miami's thriving multifamily market.

OFFERING SUMMARY

Price: \$1,250,000

Assessor's Parcel Number(s): 01-4103-014-2970

Price Per Unit: \$208,333

Price Per Square Feet: \$542.53

Cap Rate: 5.18%

SITE DESCRIPTION

No. of Units: **6**
No. of Buildings: **1**
No. of Stories: **2**

Year Built: **1941**
Rentable Square Footage: **2,304 SF**
Lot Size: **.14 Acres**



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OFFERING HIGHLIGHTS

- Diverse mix of two-bed, one-bed, and junior one-bed units
- Prime Little Havana location between Flagler Street & Calle Ocho, and East of 22nd Avenue
- Steps from Publix, restaurants, pharmacies, medical centers and schools
- Ideal T6-8-0 zoning for future redevelopment
- Below market rents with strong upside potential
- 40/10-year recertification completed in February 2022

PROPERTY ENHANCEMENTS

- Fresh layer of paint applied in 2025
- Electrical system replaced in 2021
- Roof replaced in 2021
- Central AC installed in 2020
- Impact windows & doors installed in 2020-2021
- 5 out of 6 units remodeled between 2020-2025

LEAD AGENTS

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