

Osceola Apartment Hotel

UNIQUE HISTORIC Building - One of One
200 Azure Way, Miami Springs, FL. 33166

Multifamily

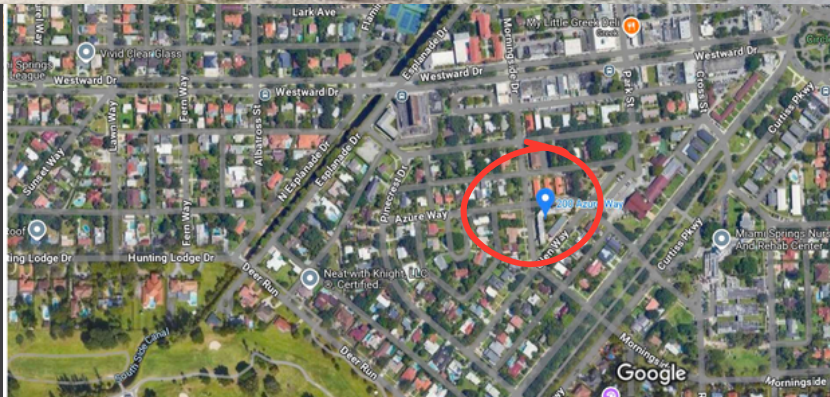
PRICE \$ 7,600,000

Owner Finance Available



TOTAL SQUARE FEET: 17,154
TOTAL LOT SIZE: 23,086.08
ZONING: RM23.
BUILT/RENOVATED: 1926/2014
PARKING: STREET
HEIGHT: 2 STORIES.
USES: MULTIFAMILY.

Videos, Pictures, Rent Roll and Expenses
available upon request.



Building History:

Osceola Apartments Hotel a distinguished historic landmark located in the heart of Miami Springs, Florida ... was officially added to the U.S. National Register of Historic Places on November 1, 1985. **Fully renovated in 2014**, with modern infrastructure, is currently operating as a multifamily. Importantly, a change of use back to hotel operations remains fully viable, with the intention of maximizing revenue through short-term rental platforms such as Airbnb and similar channels, presenting a rare and strategic opportunity for investors seeking to increase the return of their investment in a significant asset in one of Miami's most desirable submarkets.

EXCLUSIVE LISTING of

BEATRIZ GODOY TEAM | INVESTMENT ADVISORS | 786-519-44467

Beatrizacostargodoy@gmail.com



Osceola Apartment Hotel

UNIQUE HISTORIC Building - One of One
200 Azure Way, Miami Springs, FL. 33166

Multifamily

PRICE \$ 7,600,000

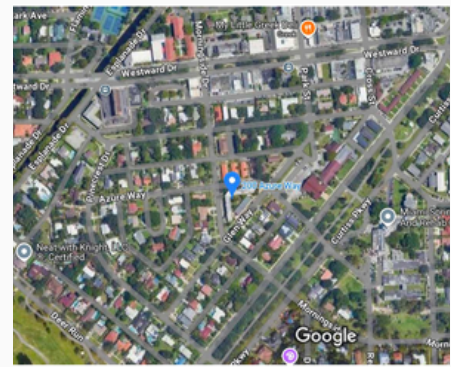
Owner Finance Available



PROPERTY OVERVIEW



Glenn H. Curtis / Founder



Offering Summary

Exceptional Pueblo Revival-style multifamily property (with potential Hotel use) located in the heart of Miami Springs, blending timeless southwestern architecture with modern functionality (Renovated in 2014) and strong income. Ideally positioned just minutes from Miami Springs Golf & Country Club, Miami International Airport, and the newly developed Freedom Park & Soccer Village (25,000-seat stadium opening in July 2026), the property offers both lifestyle appeal and strong investment fundamentals in one of Miami's most strategic and desirable locations. This Pueblo Revival-style property offers a prime investment opportunity to still grow, as Multifamily or Hotel income or for future residential. Its desirable Miami Springs location ensures strong demand and long-term profitability to increase the return of investment (ROI).

SELLING PRICE:	\$ 7,600,000.
GROSS OPERATING INC:	\$ 536,700.
ANNUAL EXPENSES:	\$ 104,897.88
NOI:	\$ 431,802.12.
CAP RATE:	5.68

SCHEDULED RENT INCREASES PROFORMA

YEAR 2 CAP RATE:	6.25%
YEAR 3 CAP RATE:	6.62%
YEAR 4 CAP RATE:	7.10%
YEAR 5 CAP RATE:	7.45%

Videos, Pictures, Rent Roll and T-12 available upon request.

EXCLUSIVE LISTING of

BEATRIZ GODOY TEAM | INVESTMENT ADVISORS | 786-519-4467

Beatrizacostargodoy@gmail.com



Osceola Apartment Hotel

UNIQUE HISTORIC Building - One of One
200 Azure Way, Miami Springs, FL. 33166

Multifamily

PRICE \$ 7,600,000

Owner Finance Available



PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS:

- **Prime Location** – Historic Trophy Asset, situated in the heart of Miami Springs, near major attractions and transit hubs.
- **Strong Rental Income Potential** – as well as future hotel or residential in a high-demand area.
- **Proximity to Miami International Airport** – Ideal for tenants or owners seeking accessibility.
- **Impact Windows and Doors** - In all Units.
- **Great property conditions and features** - Common area Laundry Room, Storage spaces. Building was **FULLY RENOVATED since 2014.**

23 MULTI-FAMILY UNITS

5 STUDIO UNITS (APPROX. 355' EACH)

16 1 BED/ 1 BATH UNITS (APPROX. 600' EACH)

2 1 BED/DEN/ 1 BATH UNITS (APPROX. 630' EACH)



EXCLUSIVE LISTING of

BEATRIZ GODOY TEAM | INVESTMENT ADVISORS | 786-519-4467

Beatrizacostargodoy@gmail.com



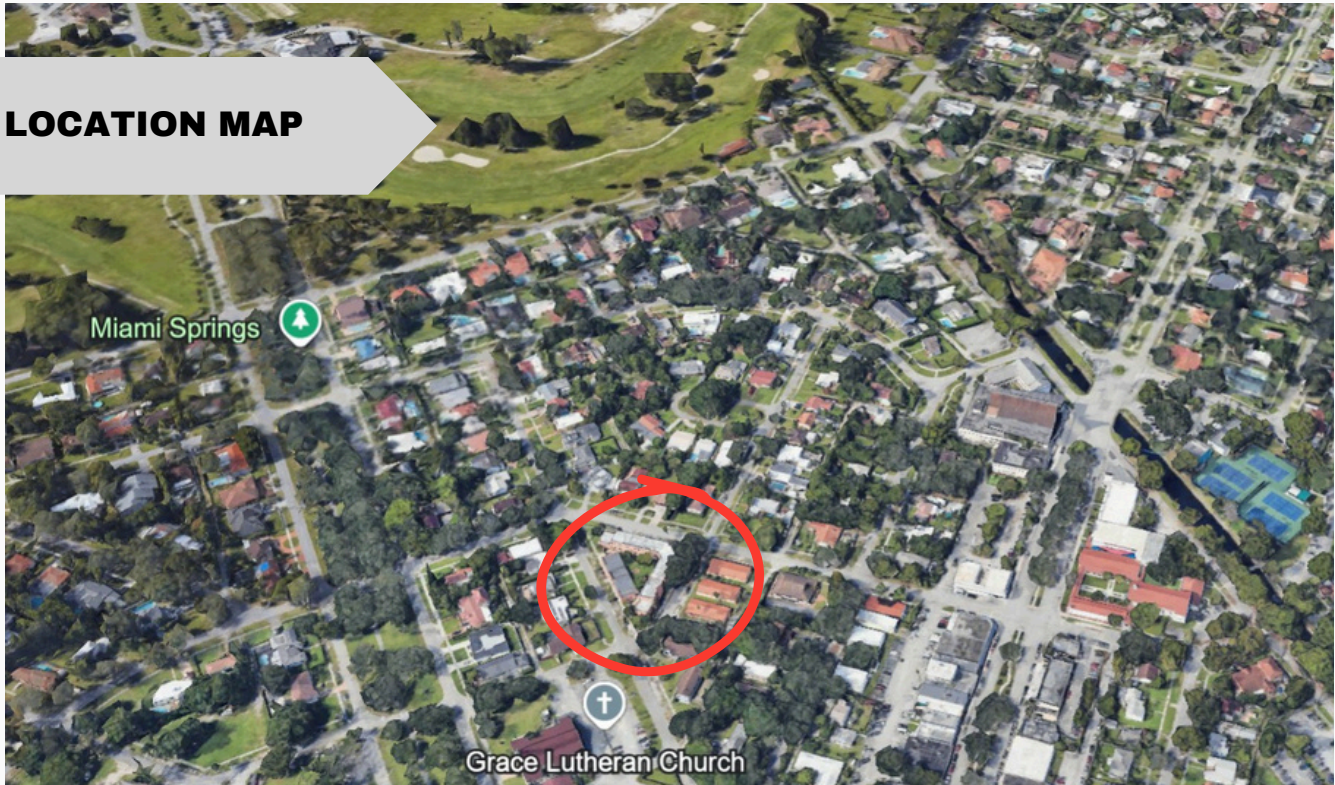
Osceola Apartment Hotel / Multi-Family

UNIQUE HISTORIC Building - One of One
200 Azure Way, Miami Springs, FL. 33166

PRICE \$ 7,600,000
Owner Finance Available



LOCATION MAP



Conveniently situated in the heart of Miami Springs, just minutes from the Miami Springs International Golf Course, Miami International Airport, and Freedom Park & Soccer Village 25,000 seats.

EXCLUSIVE LISTING of

BEATRIZ GODOY TEAM | INVESTMENT ADVISORS | 786-519-4467

Beatrizacostargodoy@gmail.com

