



605 NW 34TH AVE MIAMI, FL 33125

6-UNIT VALUE-ADD PORTFOLIO NEAR MIAMI FREEDOM PARK & MIA

Rare value-add "compound" opportunity featuring a unique 6-unit residential portfolio on an expansive 10,400 Sq. Ft. lot. This property offers a versatile unit mix consisting of a standalone 3-bedroom, 2-bathroom single-family home (built 1948) and a separate 5-unit apartment building (built 1963) featuring all 1-bedroom, 1-bathroom layouts. All structures feature solid CBS construction and "great bones," providing the perfect canvas for an investor to renovate and capture massive rental upside.

Strategically located in a high-demand growth pocket, the property is just blocks from the Magic City Casino and the future Miami Freedom Park (Inter Miami Stadium). With immediate access to the 836 Expressway, residents are minutes from Miami International Airport, the Health District, and Downtown Miami. Currently operating with below-market rents, this asset is a prime candidate for a repositioning strategy to maximize yield in one of Miami's most exciting emerging corridors.

PRICE: \$1,700,000

Building Size: 5,334 SF

Lot Size: 10,400 SF

Zoning: T30



MIGUEL FUENTES

C: 305.915.3492

E: MAF@FAUSTOCOMMERCIAL.COM

MAURICIO VILLASUSO

C: 305.340.8901

E: MV@FAUSTOCOMMERCIAL.COM