

GLADEVIEW

1836–1847 NW 70th Street • Three-Duplex Portfolio • Miami, FL 33147



6 UNITS • 3 DUPLEXES • BUILT 2023

OFFERED BY ARENA REALTY ADVISORS
arenarei.com • (561) 322-8713

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OVERVIEW

Executive Summary

Gladeview Duplexes is a six-unit multifamily portfolio made up of three two-story duplex buildings on adjacent parcels in NW Miami-Dade County (33147). Completed in 2023, all six units are spacious three-bedroom, three-bath layouts of approximately 1,150 square feet, with no deferred maintenance and modern systems still well within their useful life.

Built to the 2020 Florida Building Code in Miami-Dade’s High-Velocity Hurricane Zone, the buildings feature impact-rated windows and doors throughout, hip roofs, and double-wrapped roof-to-wall connections — a hardened, wind-mitigated profile that supports favorable insurance pricing and low ongoing maintenance.

Offered free and clear of existing financing, Gladeview presents a turnkey opportunity for a private investor or 1031 exchange buyer to acquire a manageable, cash-flowing, maintenance-light asset in a supply-constrained Sunbelt market.



6 Units



±6,900 SF



\$3,000,000



5.58% Cap



Property Details

Address	1836–1847 NW 70th Street
City / County	Miami, FL 33147 (NW Miami-Dade)
Property Type	Multifamily — 3 two-story duplexes
Total Units	6
Year Built	2023 (new construction)
Building Size	± 6,900 SF
Lot Size	± 11,135 SF (3 parcels)
Avg. Unit Size	± 1,150 SF
Unit Mix	6 × 3 Bed / 3 Bath
Zoning / Use	5700 Duplexes – General
Folios	30-3115-005-7000 / -6515 / -6510
Parking	On-site driveways
Utilities	tenant paid



FEATURES

Amenities

APARTMENT AMENITIES



Central A/C



Hurricane Impact Windows &
Doors



Quartz Countertops



Stainless Steel Appliances



In-Unit Washer & Dryer

COMMUNITY AMENITIES



On-Site Parking

BUILT 2023 · FBC 2020 · MIAMI-DADE HVHZ

Completed in 2023 to the 2020 Florida Building Code in Miami-Dade’s High-Velocity Hurricane Zone: impact-rated windows and doors throughout, hip roofs, and double-wrapped roof-to-wall connections. Inside, every unit offers full-size 3-bed / 3-bath layouts, quartz kitchens, stainless appliances, and in-unit laundry — a hardened, low-maintenance profile that supports favorable insurance and durable rents.

Financial Overview

OPERATING STATEMENT	IN-PLACE	PRO FORMA
Gross Potential Rent	\$213,725	\$219,600
(Less) Vacancy & Credit Loss	\$0	\$0
Other Income	\$50	\$50
Effective Gross Income	\$213,775	\$219,650
(Less) Operating Expenses	\$46,122	\$46,122
Net Operating Income (NOI)	\$167,653	\$173,528

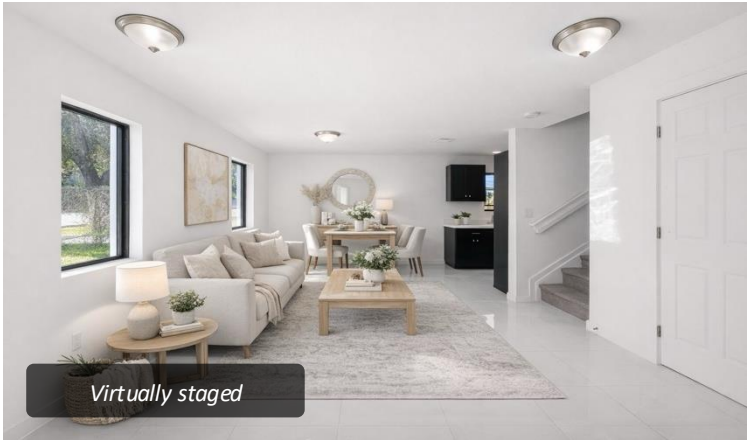
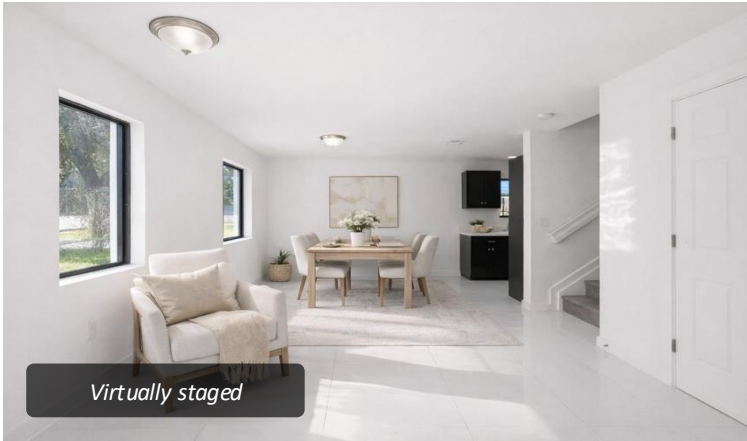
ASKING PRICE	\$3,000,000
PRICE / UNIT	\$500,000
IN-PLACE CAP	5.58%
PRO FORMA CAP	5.78%

Rent Roll

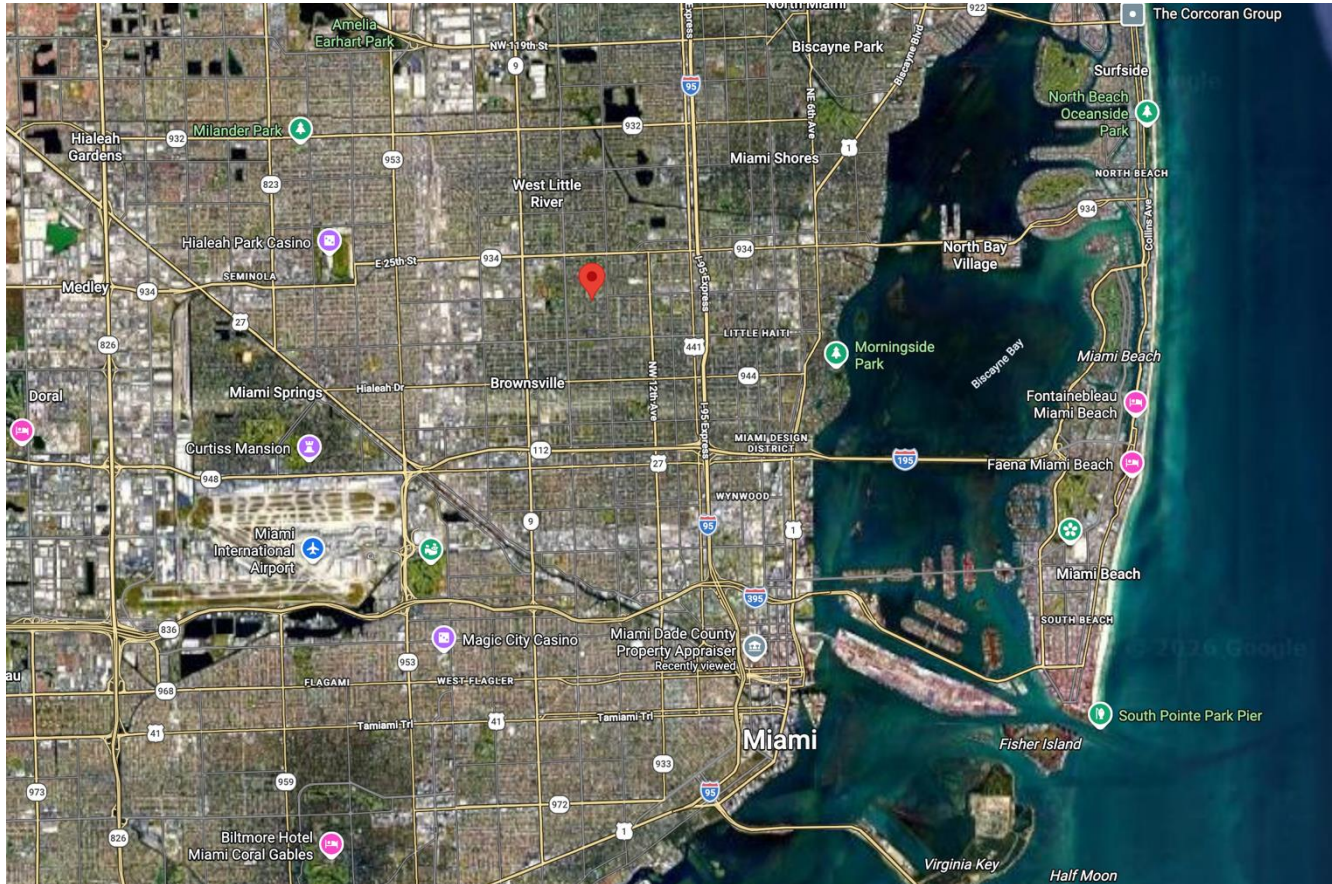
Unit	Type	SF	Current Rent	Market Rent	Lease Expires
1	3 / 3	1,150	\$3,000	\$3,050	4/30/2027
2	3 / 3	1,150	\$2,800	\$3,050	3/31/2027
3	3 / 3	1,150	\$3,025	\$3,050	11/30/2025
4	3 / 3	1,150	\$3,000	\$3,050	11/30/2025
5	3 / 3	1,150	\$3,000	\$3,050	10/31/2025
6	3 / 3	1,150	\$3,000	\$3,050	11/30/2025
Total		6,900	\$17,825	\$18,300	

Current rents reflect in-place leases. Market rents reflect Broker’s estimate of achievable rents at turnover. Verify all figures against estoppels and lease files.

Property Photos



Location & Aerial



Infill NW Miami location

33147, NW Miami-Dade — minutes from I-95, the 79th Street and Airport Expressway (SR-112) corridors, and Downtown / Midtown employment centers.



Workforce-housing demand

Supply-constrained submarket with steady tenant demand and limited new construction of comparable product.



Sunbelt rent growth

Miami-Dade fundamentals continue to support durable occupancy and below-trend new deliveries.



Manageable scale

A 6-unit footprint suited to private capital, 1031 buyers, and local operators.

FOR MORE INFORMATION

Contact the Exclusive Listing Advisor

George Sarkisian

Licensed Real Estate Broker / Advisor

 (561) 322-8713

 georges@arenarei.com

 arenarei.com

George Sarkisian

Licensed Real Estate Broker / Advisor

 (305) 965-8412

 jfernandez@arenarei.com

 arenarei.com

ARENA REALTY ADVISORS

Arena Realty Advisors is the brokerage arm of Arena Capital Holdings, a vertically integrated commercial real estate platform headquartered in Coral Gables, Florida. The firm advises on multifamily and net-leased retail investments across the Sunbelt.